504 1020 9 Avenue SE

Calgary | Active | MLS® A2334032

$249,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2019**	**503.89 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

LISTED $76k BELOW WHAT THE SELLERS BOUGHT FOR IN 2024 | Come home to your exceptionally priced, stunning, and pet-friendly 2-bedroom (or 1-bedroom + den) condo in Avli on Atlantic, designed by award-winning Sturgess Architecture! Nestled in the heart of Calgary's vibrant Inglewood neighborhood, this contemporary condo with CONCRETE CONSTRUCTION offers everything you need to embrace the best of urban living. Built in 2019, this sleek 5th-floor unit is perfect for young professionals or anyone looking for a space that blends style, comfort, & convenience in one of the city's most desirable areas. As soon as you step inside, you'll be struck by the natural light pouring in from the north-facing floor-to-ceiling windows. The expansive views of the city & surrounding landscapes offer a peaceful backdrop to your daily life, creating a serene atmosphere throughout the entire unit. The kitchen is truly the heart of this home. With its high-gloss white cabinetry, integrated European appliances, & beautiful quartz countertops, it's both a functional space and a visual delight. The large island is perfect for meal prep, while also providing a welcoming spot to enjoy casual meals with friends or family. The spacious bedroom is more than just a place to sleep - it's your own private retreat. Imagine waking up to views of the city & river, with the comfort of a peaceful atmosphere that invites relaxation at the end of a busy day. The bedroom features a second door to the bathroom/laundry. The versatile 2nd bedroom/den offers endless possibilities, whether you need a home office, a guest room, a playroom, or just an extra storage area. A modern bathroom features a tub/shower combo and plenty of storage space, and the in-suite stacked washer/dryer adds that extra layer of convenience that makes urban living so much easier. Step outside onto your private, covered & large balcony, where you will find a natural gas BBQ hook-up - perfect for grilling & enjoying warm summer evenings. Whether you're sipping coffee in the morning or watching the stunning Calgary sunsets over the Bow River, this outdoor space will quickly become your favourite spot to unwind. This condo also includes air conditioning, a shared rooftop patio, bike storage, 1 titled indoor heated parking stall, a wash bay for residents in the underground parking, & a large storage locker - everything you need for a seamless lifestyle. With amenities on the main floor of the building, you are connected to many conveniences right out your door. Minutes away from parks, playgrounds, schools, pool, & an abundance of shopping & dining options. And with the future addition of the Greenline LRT station and the Arena Rivers District, your connection to your community will only improve.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334032
Bedrooms	2
Bathrooms	1
Year Built	2019
Property Type:	Residential
Property Sub Type:	Apartment

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	503.89 sq. ft.
Main Level Finished Area:	503.89 sq. ft.
Condo Fee:	$531.26
Condo Fee Includes:	Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southwest
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	5
Stories Total:	7
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2019 (Age: 7)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0

Plan:	1912037
Heating:	Fan Coil, Natural Gas
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Alley Access, Enclosed, Garage Door Opener, Guest, Heated Garage, Off Street, Owned, Parkade, Secured, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Bathroom, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Inglewood
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Inclusions:	Fridge, Gas stove, Microwave, Dishwasher, Washer & Dryer, Blinds
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 9'1" × 8'7" ·

Main Floor	Bedroom · 9'1" × 5'5" ·
Main Floor	Kitchen · 15'1" × 11'7" ·
Main Floor	Living Room · 11'7" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Exterior Features:	Storage
Patio And Porch Features:	Balcony(s), Rooftop Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	C-COR1
Listed Date:	Aug 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/504-1020-9-avenue-se-calgary-a2334032/

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