

1526 9 Avenue SE # 204 Calgary, AB T2G0T7

**Residential
Incomplete**

A2091281

DOM: 0
CDOM: 0
LP: \$299,000.00
OP:

Class: Apartment
County: Calgary
Type: Low Rise (2-4 stories)
Levels: Single Level Unit
Year Built: 2016
LINC#: [0037502631](#)
Arch Style: Low-Rise(1-4)
Possession: Negotiable
Lot Dim:
Legal Desc: 1612056;5
Legal Pln: 1612056 **Blk:**

City: Calgary
Subdivision: Inglewood
Ttl Beds: 1
F/H Bth: 1/1
RMS SQFT: 569.00
LP/SF: \$525.48
Suite: No
Lot Size: SqFt
Lot: **Condo:** Yes

Zoning: DC (pre 1P2007)
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Easement Registered On Title, Pet Restrictions or Board approval Required, Utility Right Of Way

Tax Amt/Yr: \$1,587.00/2023
Loc Imp Amt:
Front Exp: N



Public Remarks: Welcome to i.D. Inglewood, where style meets sustainability in the heart of Calgary's booming real estate market. Nestled in the vibrant community of Inglewood, this remarkable gem was built by Sarnia Homes in 2016. And let me tell you, it's not just a condo; it's a lifestyle upgrade. Inside this 1 bedroom, 1.5 bathroom unit, you'll experience a spacious open concept design with 9-foot ceilings that breathe life and light into every corner. The kitchen is a masterpiece, featuring sleek quartz counters, stainless steel appliances, and under-cabinet lighting – a chef's dream. Step into the living area with beautiful hardwood floors, where natural light pours in, creating a warm and inviting atmosphere. But that's not all. Picture yourself on your private patio, complete with a natural gas hook-up for your barbecue. And here's the kicker – direct access to a shared terrace, where you can unwind in a massive sitting area surrounded by lush trees and greenery. Convenience is key here. You'll have a heated underground stall to keep your car cozy and a storage locker for all your extra belongings. Location, location, location! i.D. Inglewood is just a short walk away from Rosso Coffee Roasters, Spolumbo's, the Blues Can, The Nash, Without Papers, and numerous amazing shops – your social life just got an upgrade. And let's not forget about the prime location. You're just minutes from downtown Calgary and the serene beauty of the Bow River. Now, the Calgary real estate market is moving fast, and opportunities like this don't come often. Whether you're a first-time buyer or an astute investor, this is your chance to own a piece of Inglewood's finest. Don't wait! Contact us today to schedule a viewing and make this stunning condo your new home – where luxury, location, and sustainability meet. Your new chapter begins here.

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Total AG:	Mtr2		SqFt
Baths:	1	0	0	0	0	Bed Abv: 1	52.86		569.00	
EnSt Bth:	0	1	0	0	0	Rms Abv: 4				

Property Information

Basement:
Heating: Baseboard
Construction: Brick, Wood Frame
Foundation:
Exterior Feat: None
Roof Type: Tar/Gravel
Reports: RMS Supplements
Parking: Titled, Underground **Total:** 1
Features: High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home
Comm Feature: Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby
Goods Include: NA
Appliances: Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Other Equip: None
Goods Exclude: NA

Lndry Feat: In Unit
Cooling: None
Fireplaces: 0
Flooring: Hardwood
Fencing:
Balcony: See Remarks

Condo Information

Condo Name: i.D. Inglewood
Condo Type: Conventional
Mgmt Co/Ph: 4032654431
Prk Plan Type: Titled
Legal Desc: 1612056/1612056;5
Legal Park: 1612056/26
Legal Stor:
of Units:
Fee Includes: Amenities of HOA/Condo, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Reg Size Incl: Interior Above Grade
Assoc Amen: Elevator(s), Storage
Pets Allowed: Restrictions


Post Tension: No
Prk Stall #: 6
Storage Type: Assigned
Locker #: 4
Registrd Size: 60.3

Condo Fee: \$616.50/Monthly
HOA:
Floor #: 2
Elevators: 1
Total Floors: 4
Common Walls: 2+ Common Walls
Unit Exposure: N
Unit Factor: 313.0
Prk Unit Factor: 1
Floor Location: Other

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	7`7" x 3`10"	Kitchen	Main	9`11" x 16`5"
Living	Main	9`2" x 12`4"	Laundry	Main	2`9" x 3`1"
Balcony	Main	7`2" x 19`9"	Primary Bed	Main	9`6" x 10`10"
2pc Bathroom	Main	6`7" x 3`0"	3pc Ensuite bath	Main	7`10" x 4`11"

Agent & Office Information

List REALTOR@: [Mike Abou Daher](#)  team@mikeaboudaher.com
List Firm: [REAL BROKER](#)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386
Comm: 3% on the first 100k, 1.5% on the balance
LB Type/Info: SentiLock/Bike rack front of building (1390026)
Owner Name: Mielcarek **Ownership:** Private
Occupancy: Tenant **Exclusion:** No
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com (Tenant occupied currently paying 1700/month and would like to stay)

Phone: [403-809-9386](tel:403-809-9386)
Phone: [855-623-6900](tel:855-623-6900)
Firm Fax:
List Date: 11/02/2023
Expiry Dt: 03/01/2024
With Dt:
SRR: No

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