

# \$346,000 - 306, 1020 9 Avenue Se, Calgary

MLS® #A2235920

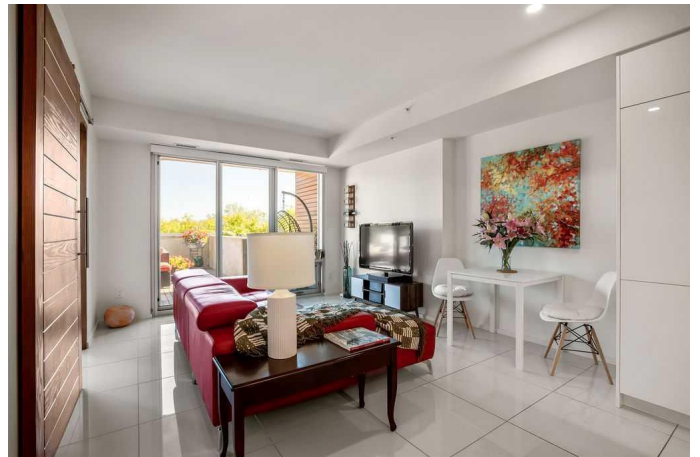
**\$346,000**

1 Bedroom, 1.00 Bathroom, 643 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Welcome to AVLI on Atlanticâ€”a modern masterpiece in the heart of historic Inglewood, crafted by the award-winning Sturgess Architecture. This boutique CONCRETE building offers the best of both worlds: a vibrant location surrounded by acclaimed restaurants, galleries, and shopsâ€”yet behind the scenes, the Avli has a hidden quiet side. Located on the third floor, this exceptional unit boasts a rare ROOFTOP TERRACE that stretches the living space by nearly 400 sq. ft. Overlooking mature trees, heritage homes, and the serene river valley, the private terrace is an outdoor oasis complete with two gas lines, slate tile, and hardwood deckingâ€”perfect for summer entertaining or simply soaking in the serenity. The quality sectional and fire table that fit the space perfectly are included with the unit. With a northeast exposure, the space enjoys bright morning sun and the stunning 26-foot wall of floor-to-ceiling windows bathes the interior in soft natural light throughout the day. Inside, the modern design continues with a sleek gourmet kitchen featuring a massive quartz island, a gas range, integrated appliances, built-in pantry, and an open dining area. The king-sized primary bedroom offers terrace views, a custom built-in closet, and direct access to the elegant 4-piece bath and in-suite laundry. A soundproofed den provides incredible flexibilityâ€”ideal as a home office, walk-in dressing room, or even a recording or content-creation studio.



Additional highlights include:

- Central air conditioning.
- Titled underground parking stall.
- Secure storage locker (4' x 6.5')
- Guest suite, bike storage, and two high-speed elevators.
- Pet-friendly building.

Furniture included\*

All of this just one block from the Bow and Elbow River pathways and within walking distance to the Calgary Zoo, Stampede Park, LRT, and downtown. This is more than a condo—it's a lifestyle in Calgary's most character-filled neighborhood.

Built in 2019

## Essential Information

MLS® #	A2235920
Price	\$346,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	643
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	306, 1020 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G0S7

## Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage, Car Wash, Guest Suite
Parking Spaces	1
Parking	Stall, Titled, Underground, Heated Garage
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, Elevator, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Built-In Refrigerator, Dishwasher, Microwave, Window Coverings, Gas Range, Washer/Dryer
Heating	Natural Gas, Boiler, Fan Coil
Cooling	Central Air
# of Stories	7

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Membrane, Tar/Gravel
Construction	Concrete, Metal Siding

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	66
Zoning	C-COR1 f4.0h22.5

### Listing Details

Listing Office	CIR Realty
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