\$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 baths 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), Guest Suite, Secured Parking, Storage,

Car Wash

Parking Spaces

Parking Heated Garage, Stall, Titled, Underground

of Garages 1

Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan,

Quartz Counters, Elevator

Appliances Dishwasher, Gas Range, Microwave, Washer/Dryer, Window Coverings,

Built-In Refrigerator

Heating Boiler, Natural Gas, 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 71

Zoning C-COR1 f4.0h22.5

Listing Details

Listing Office CIR Realty

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