

# \$348,000 - 306, 1020 9 Avenue Se, Calgary

MLS® #A2235920

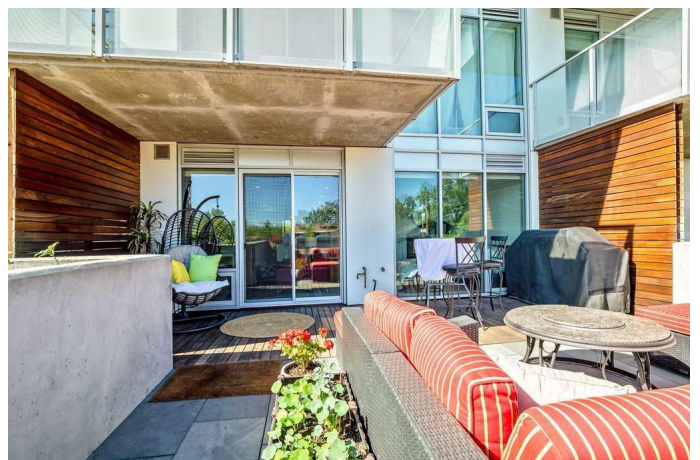
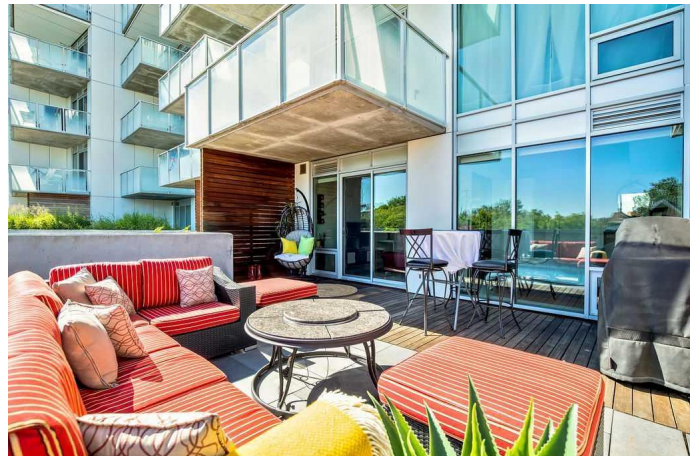
**\$348,000**

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 that fits the space perfectly and the bbq 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          | \$348,000         |
| 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      | Elevator(s), Secured Parking, Storage, Bicycle Storage, Car Wash, Guest Suite |
| Parking Spaces | 1                                                                             |
| 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           | 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 | 44               |
| Zoning         | C-COR1 f4.0h22.5 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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