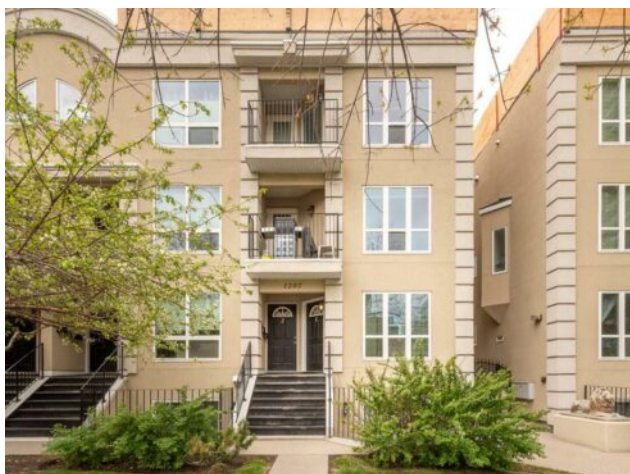


1, 1207 9 Street SW
Calgary, Alberta

MLS # A2221524



\$415,000

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,109 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Gated, Parkade, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 474
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Primary Downstairs, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

Experience vibrant inner-city living in this stylish Beltline townhouse, offering a total 1109 sq ft of modern comfort. Imagine mornings filled with sunlight, as your east-facing kitchen overlooks the dynamic Chinook Arc art installation in Barb Scott Park. The open-concept main floor features a sleek kitchen with stainless steel appliances, seamlessly flowing into a living and dining area warmed by a corner gas fireplace. A versatile den space offers flexibility for a home office or creative retreat. The lower level is your private retreat, complete with the luxurious comfort of in-floor radiant heating. Two spacious bedrooms await, including one with a coveted walk-out to a private patio, extending your living space outdoors. Indulge in the refinished ensuite bathroom, featuring a refinished tub, and complemented by elegant slate floors. New carpeting adds a touch of modern comfort. A stacked washer/dryer and ample storage complete this level. Recent upgrades, including a fresh paint job and all-new lighting, ensure a move-in-ready experience. Secure underground parking with extra storage behind the stall provides added convenience. Monthly condo fee of just \$474.22 (includes reserve fund contributions, professional management, and building insurance) keeps living expenses affordable. This townhouse offers more than just a place to live; it's a lifestyle. Immerse yourself in the vibrant energy of Calgary's downtown, with easy access to all urban conveniences. This is your opportunity to own a piece of the city's dynamic heart - Call today!