

# \$415,000 - 1, 1207 9 Street Sw, Calgary

MLS® #A2221524

**\$415,000**

2 Bedroom, 2.00 Bathroom, 508 sqft

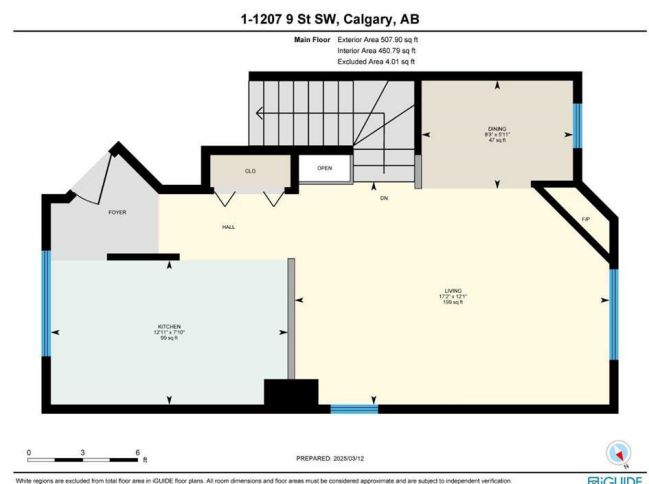
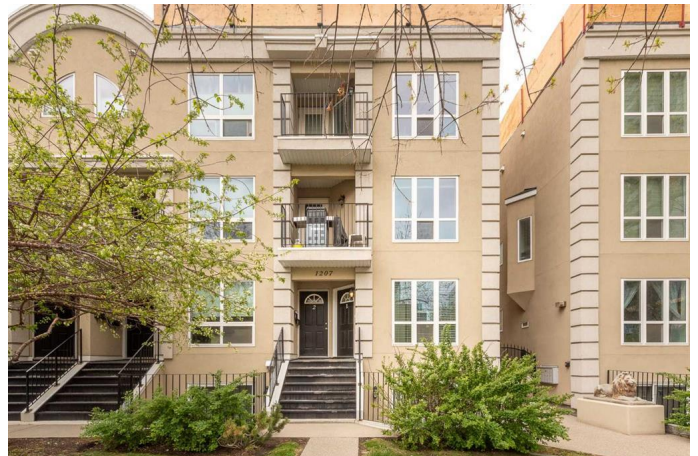
Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\* Open House, Sat, May 17, 10-12 pm \*\***

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!

Built in 1994

### **Essential Information**

MLS® #	A2221524
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	508
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1, 1207 9 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R1C5

### **Amenities**

Amenities	Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Covered, Gated, Parkade, Stall

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Master Downstairs, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Metal
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Courtyard
Lot Description	Landscaped
Roof	Membrane
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	2
Zoning	CC-MHX

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.