\$420,000 - 1, 1207 9 Street Sw, Calgary

MLS® #A2201025

\$420,000

2 Bedroom, 2.00 Bathroom, 508 sqft Residential on 0.00 Acres

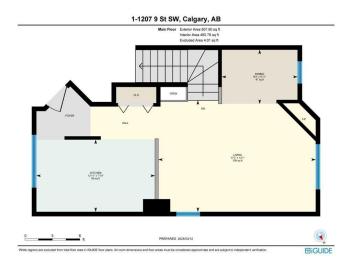
Beltline, Calgary, Alberta

** Open House, Sat, May 3, 5-7pm **
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 water, heat, 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® # A2201025 Price \$420,000

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 Parkade, Stall, Covered, Gated

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 March 13th, 2025

Days on Market 52

Zoning CC-MHX

Listing Details

Listing Office Real Broker

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