

# \$649,900 - 612, 1020 9 Avenue Se, Calgary

MLS® #A2228210

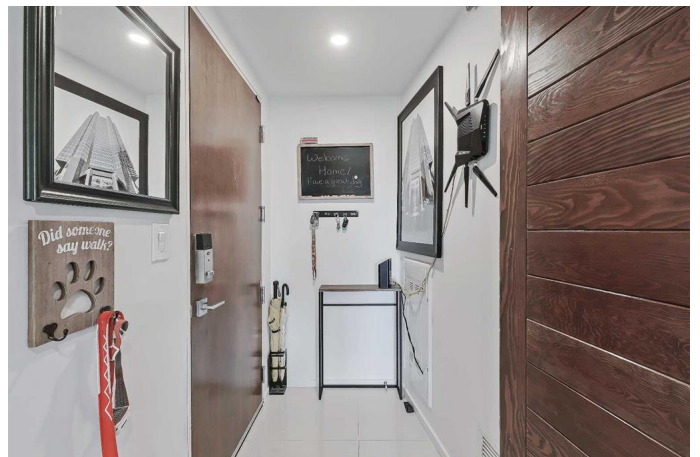
**\$649,900**

2 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\*** Nestled in the heart of Inglewood—where the Bow and Elbow Rivers meet—stands a pinnacle of modern urban living: this one-of-a-kind sub-penthouse corner unit at Avli on Atlantic. Designed by award-winning Sturgess Architecture, this boutique concrete development blends contemporary elegance with timeless function. A truly custom layout, this 2-bed, 2-bath residence was created by combining part of the neighbouring unit to offer over 1,000 sq ft of beautifully curated space. Positioned on the quiet north and west sides of the building, this suite offers privacy and open-air views over the community. With minimal shared walls and located at the furthest end from the elevator, this home feels incredibly private—ideal for those seeking peace without sacrificing the perks of city life. Inside, oversized 24" x 24" tiles run throughout the open-concept floor plan. An abundance of large windows fills the space with natural light, complementing the clean lines and sleek modern finishes. The gourmet kitchen features quartz counters, stainless steel appliances (including a panelled dishwasher and updated fridge), and ample built-in cabinetry for everyday convenience. A central island with bar seating and a casual breakfast nook provides flexible dining options, while the generous dining space comfortably fits a full table. The living area opens onto a large balcony—perfect for relaxing or



entertaining. The bedrooms are smartly separated for privacy. The primary retreatâ€”completely detached from any neighbouring unitsâ€”features floor-to-ceiling windows, a sliding barn door entry, and a stunning 4-pc ensuite with heated tile floors, dual floating vanity, fully tiled walls (a unique upgrade), a custom-tiled walk-in shower, and smart Japanese toilet seat covers. The second bedroom, located near the entry, features a sliding barn door and is situated beside the main 4-piece bath, which boasts matching upgrades: fully tiled walls, heated floors, a floating vanity, and a tiled tub/shower combo with a glass enclosure. Additional features include in-suite laundry, one titled underground parking stall (with the option to rent more), plus ample visitor and short-term parking. Located steps from Linaâ€™s Italian Market, The Nash, and the Bow River Pathway system, youâ€™re also a short stroll to the shops of 9th Ave and minutes from Ramsay, downtown, and Calgaryâ€™s Barley Belt. This is a rare chance to own a larger, newer unit in a boutique Inglewood gemâ€”donâ€™t miss it!

Built in 2020

**Essential Information**

MLS® #	A2228210
Price	\$649,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	612, 1020 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0S7

## Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Guest Suite, Roof Deck
Parking Spaces	1
Parking	Stall, Underground

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	7

## Exterior

Exterior Features	Courtyard, Other
Construction	Composite Siding, Concrete, Metal Frame, Metal Siding, Mixed

## Additional Information

Date Listed	June 5th, 2025
Days on Market	9
Zoning	C-COR1 f4.0h22.5

## Listing Details

Listing Office	RE/MAX House of Real Estate
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