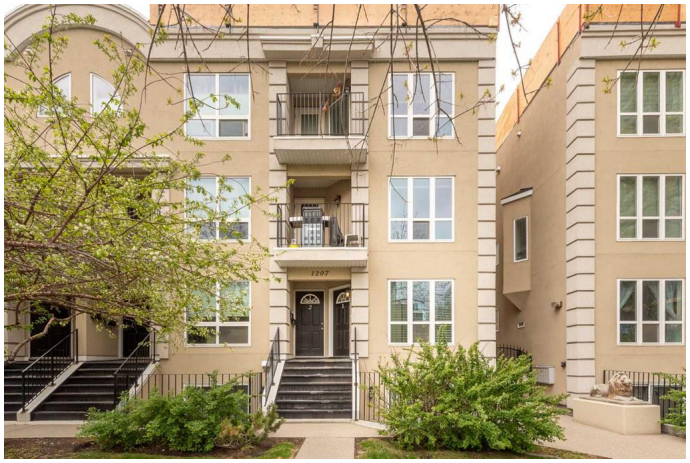
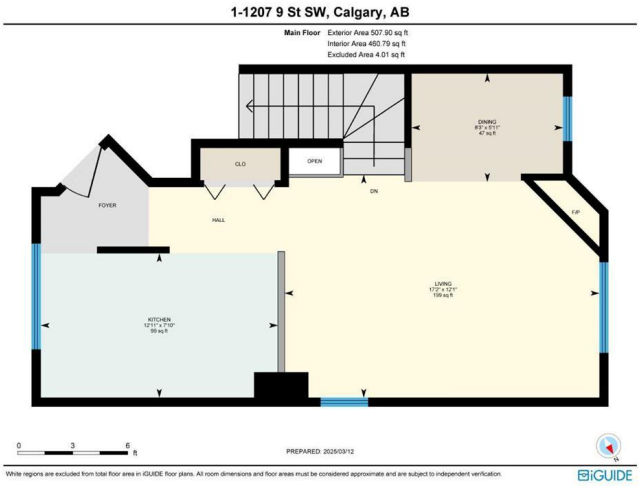
# $415,000 - 1, 1207 9 Street Sw, Calgary

MLS® #A2221524

**$415,000**
2 Bedroom, 2.00 Bathroom, 1,109 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta






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 | 1,109 |
| 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, Separate Entrance, Vinyl Windows, Master Downstairs |
| 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 | 31 |
| Zoning | CC-MHX |

## Listing Details

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

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