

# \$425,000 - 1, 1207 9 Street Sw, Calgary

MLS® #A2201025

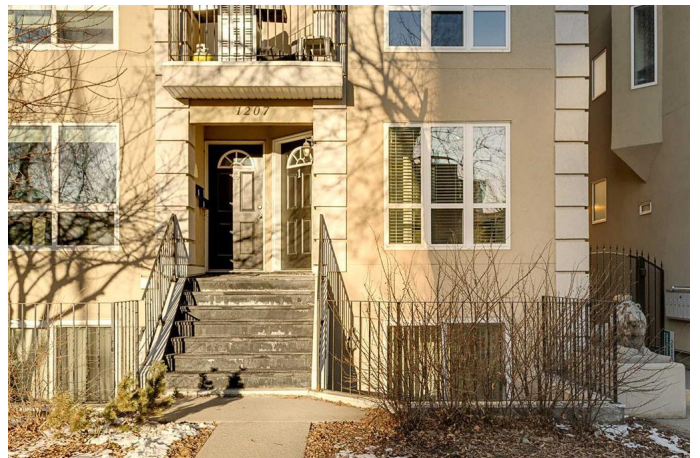
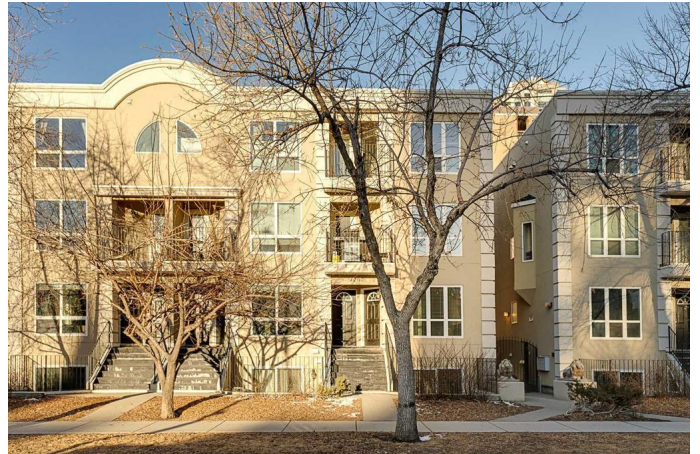
**\$425,000**

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

Beltline, Calgary, Alberta

**\*\*OPEN HOUSE Sat, March 29, 12-2pm\*\*** Experience vibrant inner-city living in this stylish Beltline townhouse, offering 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. 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	\$425,000
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, 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	March 13th, 2025
Days on Market	17
Zoning	CC-MHX

### **Listing Details**

Listing Office	Real Broker
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