

7120, 9400 Blackfoot Trail SE
Calgary, Alberta

MLS # A2302363



\$362,000

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|------------------|--|---------------|-------------------|
| Division: | Acadia | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 776 sq.ft. | Age: | 2027 (-1 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Guest, Parking Lot, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Electric

Floors: Carpet, Vinyl

Roof: Membrane

Basement: -

Exterior: Composite Siding, Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Open Floorplan, Stone Counters

Water: -

Sewer: -

Condo Fee: \$ 330

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

****Please contact the listing agent for information regarding available units and current inclusions - estimated completion April 2027-December 2028**** PHOTOS ARE OF FORMER SHOW SUITE - ACTUAL UNIT FINISHES WILL VARY. Welcome to MINTOFT PLACE ON BLACKFOOT TRAIL, a brand-new development by CEDARGLEN LIVING, 6x Customer Insight Builder of Choice Award winner. This “N4” floor plan offers 776.02 sq. ft. RMS (837 sq. ft. builder size) with 2 beds + 2 baths, a bright open-concept layout with “ceilings and LVP flooring throughout common areas, carpets in the bedrooms and closets (option to upgrade to LVP). The modern kitchen features quartz countertops, large island, stainless steel appliances, undermount sink, and flush countertop eating area. The living area is ideal for entertaining and relaxing after a long day. The primary bedroom includes a large bright window and 4pc ensuite, while the second bedroom is thoughtfully positioned for added privacy near the 2nd 4pc bathroom. Additional highlights include Low-E triple-glazed windows, ERV fresh air system, BBQ gas line, in-suite laundry, sound-reducing membrane, glass patio railing, and 1 titled underground parking stall. Once in a lifetime community off Blackfoot Trail and Southland Drive in Calgary. Nature lovers will appreciate that Sue Higgins park and Carburn Park are a short stroll away. Deerfoot meadows shopping centre, anchored by Costco, Ikea and Walmart, along with many other amazing shops and restaurants are located in very close proximity. Pet and rental friendly complex.