



GRASSROOTS
REALTY GROUP

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203, 315 9A Street NW
Calgary, Alberta

MLS # A2215778



\$189,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	507 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: na

Welcome to this charming 1 bed, 1 bath condo located in the heart of Sunnyside/Kensington, one of Calgary's most vibrant and walkable neighbourhoods. Great for students, first-time buyers, or savvy investors looking for a well-located and low-maintenance property. With quick access to SAIT and the University of Calgary, plus the Sunnyside LRT station just steps away, this location is perfect for students commuting to class or parents seeking a smart place for their child to live while studying in Calgary. This almost 600SF condo features an open-concept layout with stainless steel appliances, shaker-style cabinetry, and granite countertops. The spacious bedroom includes a walk-in closet, and the west-facing windows flood the unit with natural light all day. Enjoy the convenience of in-suite washer/dryer and a full sized appliances including dishwasher, fridge, and stove. A 4-piece bathroom and sleek concrete flooring throughout add to the low-maintenance appeal of this unit. All utilities are included in the condo fees water, heat, and ELECTRICITY, making it even more budget-friendly. You'll also have one designated parking stall with a plug-in, and you're just one block from Safeway for added convenience. Located minutes from downtown and surrounded by cafes, restaurants, nightlife, boutique shops, and river pathways, this is an unbeatable opportunity to live or invest in one of Calgary's most desirable communities.