



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

207, 235 9A Street NW
Calgary, Alberta

MLS # A2247447



\$304,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Sunnyside | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 439 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | None | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Concrete | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 315 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting | | |

Inclusions: Some furniture is negotiable

Looking for that perfect blend of cool, urban vibes and smart functionality? This 1 bed, 1 bath condo in the heart of Sunnyside is exactly that. With polished concrete floors, high-end industrial finishes, and a super efficient layout, this space gives off serious NYC loft energy—without the NYC price tag. The open-concept design features a sleek, fully equipped kitchen, tons of storage, and a private bedroom with a modern sliding door. The spacious bathroom has all the room you need to keep your life organized, and central A/C keeps things chill year-round. Ideal for young professionals who want to live in a community-focused neighborhood while still being walking distance to literally everything—Kensington shops and restaurants, the river pathways, Peace Bridge, downtown, C-Train, and even SAIT. Whether you're investing, heading to SAIT College, or just want a stylish spot close to the action, this unit checks all the boxes. Sunnyside is one of Calgary's most loved inner-city neighborhoods, with a 90 walk score and all the energy & community you're looking for.