



GRASSROOTS
REALTY GROUP

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109 9 Street NW
Calgary, Alberta

MLS # A2262702



\$709,550

Division:	Sunnyside		
Type:	Residential/Five Plus		
Style:	2 and Half Storey		
Size:	1,407 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Assigned, Carport		
Lot Size:	-		
Lot Feat:	City Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 739
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: See Addendum in Supplements

SUNNYSIDE townhome along the BOW RIVER with DOWNTOWN VIEWS. Located in a small enclave of 10 townhomes, this inner city home has had numerous updates over the past 10+ years. With 1948 square feet of living space over four levels, there are 2 bedrooms and 2.5 baths plus an exceptional top floor loft space with vaulted ceilings adjacent to an outstanding 20' x 16' roof top patio. The views of Calgary's city skyline are truly exceptional. The home has newer windows & doors, plus the decking surface has been replaced. The custom kitchen includes Makore cabinetry, large island and stainless appliances, including a Wolf gas stove. There is hardwood flooring on three levels, tile in the foyer and bathrooms, quartz countertops, chrome finish hardware, updated light fixtures, built-in entertainment cabinets in living area, air conditioning, and a two 2-sided gas fireplace with remote control. The lower level is developed, including a four piece bath. The Sierras Riverside in Sunnyside is a one of a kind condominium in a vibrant walkable and bikeable location with restaurants, retail, transit, and the Peace Bridge steps away.