



**GRASSROOTS**  
REALTY GROUP

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201, 315 9A Street  
Calgary, Alberta

MLS # A2287030



**\$315,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	782 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 616

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** None

Discover this charming 2-bedroom, 1-bathroom condo offering 781 sq ft of open-concept living space. The spacious layout features a combined living and dining area, a practical galley kitchen, and a large private balcony perfect for morning coffee or sunset evenings. Located just a short stroll from the lively shops, cafes, and restaurants of Kensington and only a few blocks from scenic Bow River pathways, this home delivers the ultimate urban lifestyle. Enjoy easy access to downtown, transit, and all the attractions Kensington has to offer. Experience vibrant city living with everything you need just outside your door. Schedule your viewing today!