



**-, 317 9A Street NW
Calgary, Alberta**

MLS # A2143035



\$372,690

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	504 sq.ft.	Age:	2021 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 255
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

Inclusions: None

Spend less time commuting and more time on the many paths and parks of Sunnyside, perusing Kensington’s boutique shops, cafes and restaurants or strolling along the Bow River. This beautiful and modern GROUND FLOOR END UNIT appeals to both homeowners and investors alike. The open concept design is perfectly centred around dramatic floor-to-ceiling windows that stream in natural light and provide an airy ambience. Central air conditioning ensures your comfort in any season, while exposed concrete adds to the inner-city vibe. The living room invites relaxation or head out to the expansive front-facing patio for people-watching, lazy weekends relaxing or casual barbeques with friends. Exceedingly stylish, the kitchen inspires culinary creativity featuring quartz countertops, 2 toned full-height cabinets, stainless steel appliances including a gas stove and built-in seating at the extended island. The bedroom is a spacious sanctuary with a large closet to keep you organized. A stylish bathroom and in-suite laundry complete the unit and an assigned underground parking provides ultimate convenience. Additional entertaining and gathering space is found on the rooftop terrace with barbeques, dining and lounge areas and panoramic skyline and river views adding to the allure of this amazing outdoor space. Ideally located mere moments from Safeway, the LRT Station and the outstanding shops and restaurants throughout this trendy neighbourhood. This is your chance to own an inner-city condo in one of Calgary’s most vibrant and sought-after communities with unmatched walkability, a perfect transit score and just a leisurely stroll into the downtown core and Prince’s Island Park. Rarely do these ground level units come up!