



GRASSROOTS
REALTY GROUP

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407, 315 9A Street NW
Calgary, Alberta

MLS # A2207346



\$224,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Sunnyside | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 509 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---------------------------------|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 551 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Mixed | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters | | |

Inclusions: N/A

Welcome to this beautifully updated top-floor unit in the heart of Sunnyside, where natural light fills every corner of the space and with the added bonus of ALL utilities included in the condo fee. This 1 bed, 1 bath condo offers a perfect blend of modern updates, functionality, and an unbeatable location! The unit has been freshly painted and features new vinyl plank flooring throughout, offering a contemporary and low-maintenance design. The modern kitchen offers functionality and style with sleek granite countertops, stainless steel appliances, and a convenient eating bar. Adjacent is a dedicated dining area with additional space beside for setting up a workspace if needed. The airy and comfortable living room features sliding doors leading to the balcony. The spacious and bright bedroom is a true retreat, comfortably fitting king-size furniture with room to spare. A new European washer/dryer combination located in the walk-in closet adds extra convenience. The 4-piece bathroom features granite countertops, a modern stainless steel sink, and convenient storage for all your essentials. You'll love the private top-floor balcony, where you'll enjoy spectacular downtown views framed by beautiful trees. A great gathering spot to watch the fireworks light up the skyline at New Year's Eve! Compared to lower-level units, the top-floor balconies in this building offer extra space between neighbours allowing for much more privacy, making this outdoor space even more enjoyable. Location is everything, and this condo places you in the heart of one of Calgary's most sought-after and vibrant neighborhoods. You're just a 2-minute walk to the Sunnyside LRT station, Safeway, local pubs, restaurants, and boutique shopping are all just steps from your door. SAIT and Alberta University of the Arts are both within walking distance. If you love the outdoors, you're

within walking distance of downtown, the iconic Peace Bridge, and the beautiful river pathways, making it easy to enjoy morning jogs, evening strolls, or weekend bike rides along the Bow River. This well-maintained building is home to a friendly and welcoming community, where neighbors still borrow a cup of sugar—proof that a sense of community is alive and well! The unit provides an outdoor parking stall along with permit street parking and free 2 hour parking right outside the building. If you're looking for an updated, move-in-ready home in an unbeatable location, or a great investment rental, this Sunnyside condo is a must-see!