

# \$194,900 - 203, 315 9a Street Nw, Calgary

MLS® #A2198847

**\$194,900**

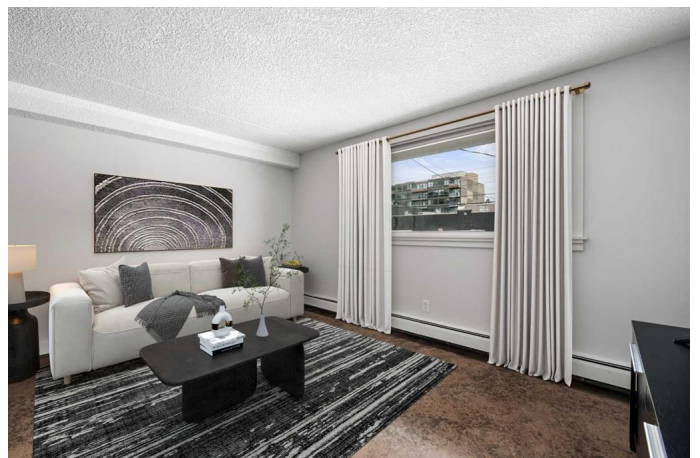
1 Bedroom, 1.00 Bathroom, 507 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to this charming 1 bed, 1 bath condo in the heart of Kensington – a vibrant and sought-after neighbourhood in Calgary. This unit offers a fantastic opportunity for first-time buyers or investors looking to expand their real estate portfolio. Condo fees include water, heat and ELECTRICITY! This condo features an open concept living/dining area, stainless steel appliances, shaker-style cabinetry, and granite countertops throughout. The living room faces west, with large windows, filling the space with natural light throughout the day. The good-sized bedroom features a walk-in closet and is complemented by convenient in-suite laundry. A 4-piece bathroom and sleek concrete flooring throughout add to the low-maintenance appeal of this unit. Plus, your own designated parking stall and 1 block from Safeway for your added convenience. Kensington offers an incredible lifestyle, whether you’re biking along the river, enjoying a stroll while sipping on some of Calgary’s best coffee, or soaking in the vibrant music scene, there’s always something to enjoy. Known as Calgary’s Urban Village, Sunnyside is the perfect mix of eclectic shops, delicious dining, and boutique hotels, all within walking distance. Plus, with the Sunnyside LRT Station just steps away and downtown just a short walk away. Don't miss the chance to own this wonderful condo in one of Calgary's most desirable neighbourhoods.

Built in 1976



## Essential Information

MLS® #	A2198847
Price	\$194,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	507
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	203, 315 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1T7

## Amenities

Amenities	Parking, Other, Trash
Parking Spaces	1
Parking	Alley Access, Stall, Assigned, Plug-In

## Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Other
Construction	Brick, Concrete

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	46
Zoning	M-C2

### **Listing Details**

Listing Office	Real Broker
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