

107, 315 9A Street NW  
Calgary, Alberta

MLS # A2215310



\$195,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	465 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Stylishly Renovated Condo in the Heart of Sunnyside! Experience the best of inner-city living in this beautifully updated one-bedroom condo, ideally located in vibrant Sunnyside. Recently updated with modern vinyl plank flooring, new countertops, a stainless steel appliance package, fresh paint, and the added convenience of in-suite laundry, this home is move-in ready. The living room opens to an east-facing patio; the perfect spot to enjoy your morning coffee. The large primary bedroom features a walk-in closet and a discreetly tucked-away stacked washer and dryer. Additional highlights include: assigned energized parking stall (#107) and condo fees covering all utilities except cable/internet. Enjoy immediate access to parks, the river pathways, Kensington's best restaurants, coffee shops, boutiques, and the Sunnyside CTrain station &mdash; all just steps from your front door. Whether you're a first-time buyer or looking to expand your investment portfolio, this property offers unbeatable value and an unbeatable location. Start your summer in your new home - 315 9 A Street!