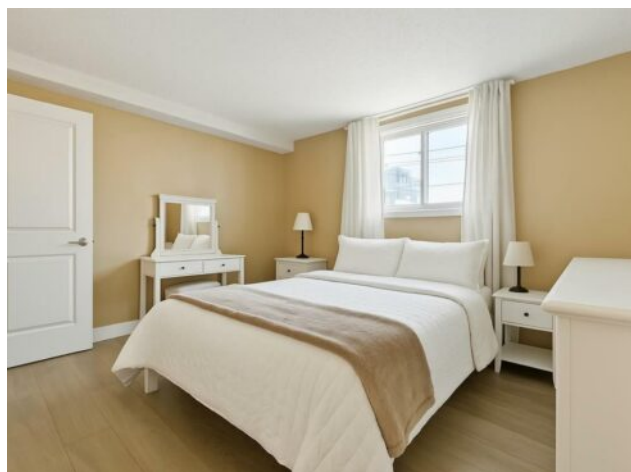


102, 315 9A Street NW  
Calgary, Alberta

MLS # A2210821



\$195,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Lawn, Level		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Unit 102 at 315 9A Street NW—a refreshed inner-city gem nestled in the heart of Sunnyside. This 1-bedroom, 1-bathroom ground-floor unit has just received a modern refresh with brand new flooring and fresh paint, creating a clean, minimal canvas ready for your personal touch. The layout is efficient and open, with natural light flowing through the living space. The kitchen features granite countertops, stainless steel appliances, and just the right amount of storage. The bedroom offers space to unwind, and the in-suite laundry adds that everyday convenience you don’t want to live without. Located on a tree-lined street just steps from the LRT, Bow River pathways, Kensington Village, and all the cafes, shops, and energy of Calgary’s core—this is urban living without the downtown noise. Your condo fee includes ALL utilities (just add your own internet/TV), and there’s an assigned parking stall out back. Whether you’re a first-time buyer, investor, or someone who just wants a clean, connected lifestyle—this is the move!