

780-380-6207  
meghan@meghanrobinson.net

102, 315 9A Street NW  
Calgary, Alberta

MLS # A2210821



\$188,000

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 &mdash; a refreshed inner-city gem offering unbeatable value in one of Calgary's most walkable, connected neighborhoods. This ground-floor 1-bed, 1-bath unit has just been updated with brand new flooring and fresh paint, giving it a clean, modern feel that's ready for your personal style. The open, efficient layout is filled with natural light, and the kitchen is well-equipped with granite counters, stainless steel appliances, and smart storage solutions. Enjoy the comfort of in-suite laundry, a spacious bedroom retreat, and a quiet building that puts you steps from the LRT, Bow River pathways, Kensington Village, and all the cafes and energy of Calgary's urban core &mdash; without the downtown noise. Condo fees include all utilities, and you'll also have a dedicated parking stall out back. Whether you're a first-time buyer, savvy investor, or simply looking for low-maintenance city living, this is a standout opportunity at a standout price. Don't miss your chance &mdash; this kind of value in Sunnyside doesn't come around often.