

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

MLS® #A2198847

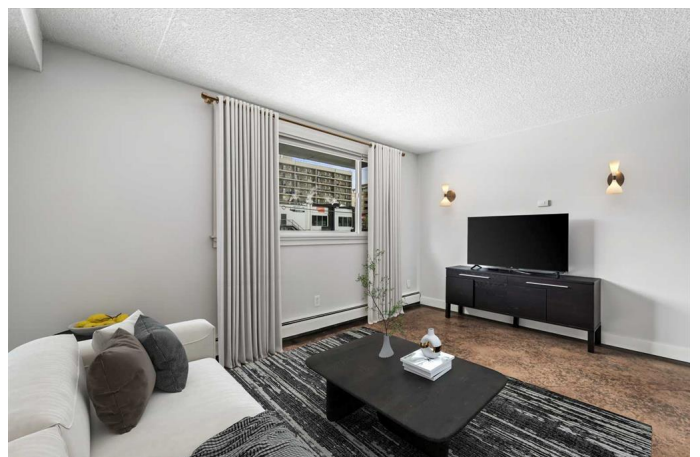
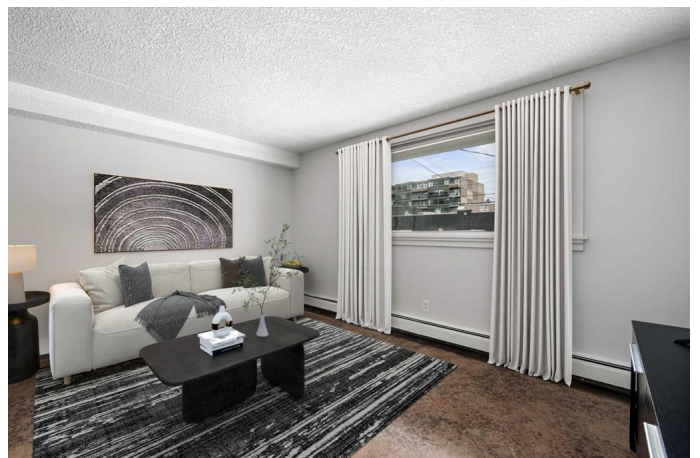
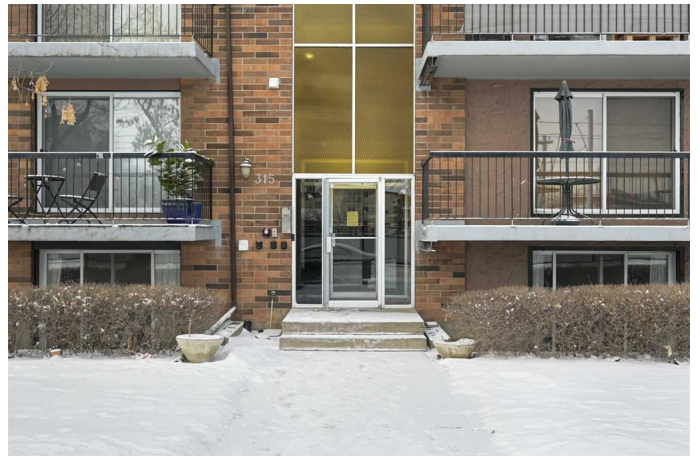
**\$194,900**

1 Bedroom, 1.00 Bathroom, 507 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to this charming 1 bed, 1 bath condo located in the heart of Sunnyside/Kensington, one of Calgary's most vibrant and walkable neighbourhoods. Great for students, first-time buyers, or savvy investors looking for a well-located and low-maintenance property. With quick access to SAIT and the University of Calgary, plus the Sunnyside LRT station just steps away, this location is perfect for students commuting to class or parents seeking a smart place for their child to live while studying in Calgary. This almost 600SF condo features an open-concept layout with stainless steel appliances, shaker-style cabinetry, and granite countertops. The spacious bedroom includes a walk-in closet, and the west-facing windows flood the unit with natural light all day. Enjoy the convenience of in-suite washer/dryer and a full sized appliance's including dishwasher, fridge, and stove. A 4-piece bathroom and sleek concrete flooring throughout add to the low-maintenance appeal of this unit. All utilities are included in the condo fees water, heat, and ELECTRICITY, making it even more budget-friendly. You'll also have one designated parking stall with a plug-in, and you're just one block from Safeway for added convenience. Located minutes from downtown and surrounded by cafes, restaurants, nightlife, boutique shops, and river pathways, this is an unbeatable opportunity to live or invest in one of Calgary's most desirable communities.



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

### Interior

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

### Exterior

Exterior Features	Other
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Construction      Brick, Concrete

### **Additional Information**

Date Listed      March 3rd, 2025

Days on Market      55

Zoning      M-C2

### **Listing Details**

Listing Office      Real Broker

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