



THE
A-TEAM

**RE/MAX
FIRST**

327 9A Street #706, Calgary T2N 1T7

MLS® #: **A2122422**

Area: **Sunnyside**

Listing Date: **04/12/24**

List Price: **\$325,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **516**
Low Sqft:
Ttl Sqft: **516**

DOM

37
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat: **None**

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony,Barbecue**

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`0" x 8`3"
Living/Dining Room Combination	Main	9`7" x 14`9"
4pc Bathroom	Main	4`10" x 8`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`0" x 9`6"
Bedroom - Primary	Main	8`10" x 10`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$260

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

2110091

Remarks

Pub Rmks:

Welcome to Sunnyside, where urban convenience meets natural beauty. This charming 1-bedroom, 1-bathroom condo offers the perfect blend of city living and outdoor escape. Step inside to discover a bright and spacious living space, featuring modern appliances, open layout, and natural light. Located just steps away from the beautiful Bow River, this condo is a nature lover's paradise. Enjoy scenic walks along the river, or explore the nearby parks and green spaces, perfect for outdoor activities and picnics. Sunnyside is also known for its vibrant culinary scene, with a variety of restaurants, cafes, and bistros just a short stroll away. Whether you're craving a gourmet meal or a quick bite, you'll find plenty of options to satisfy your taste buds. With its prime location and abundance of amenities, this condo offers the ultimate urban living experience. Don't miss your chance to call Sunnyside home.

Inclusions:

Dishwasher, Gas Stove, Refrigerator, Washer/Dryer

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







