



THE
A-TEAM

**RE/MAX
FIRST**

317 9A Street #-, Calgary T2N 1T7

MLS® #: **A2143035**

Area: **Sunnyside**

Listing Date: **06/20/24**

List Price: **\$372,690**

Status: **Active**

County: **Calgary**

Change: **-\$1k, 21-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area
Abv Sqft: **503**
Low Sqft:
Ttl Sqft: **503**

DOM

88
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Parkade, Underground

Utilities and Features

Roof:

Heating: **Fan Coil, Natural Gas**

Sewer:

Ext Feat: **Lighting**

Construction:

Concrete

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator

Int Feat:

Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 8`7"	Kitchen	Main	13`5" x 7`3"
Bedroom - Primary	Main	11`0" x 9`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: \$255	Title: Fee Simple	Zoning: DC
	Fee Freq: Monthly	

Legal Desc: **2110091**

Remarks

Pub Rmks: **Spend less time commuting and more time on the many paths and parks of Sunnyside, perusing Kensington's boutique shops, cafes and restaurants or strolling along the Bow River. This beautiful and modern GROUND FLOOR END UNIT appeals to both homeowners and investors alike. The open concept design is perfectly centred around dramatic floor-to-ceiling windows that stream in natural light and provide an airy ambience. Central air conditioning ensures your comfort in any season, while exposed concrete adds to the inner-city vibe. The living room invites relaxation or head out to the expansive front-facing patio for people-watching, lazy weekends relaxing or casual barbeques with friends. Exceedingly stylish, the kitchen inspires culinary creativity featuring quartz countertops, 2 toned full-height cabinets, stainless steel appliances including a gas stove and built-in seating at the extended island. The bedroom is a spacious sanctuary with a large closet to keep you organized. A stylish bathroom and in-suite laundry complete the unit and an assigned underground parking provides ultimate convenience. Additional entertaining and gathering space is found on the rooftop terrace with barbeques, dining and lounge areas and panoramic skyline and river views adding to the allure of this amazing outdoor space. Ideally located mere moments from Safeway, the LRT Station and the outstanding shops and restaurants throughout this trendy neighbourhood. This is your chance to own an inner-city condo in one of Calgary's most vibrant and sought-after communities with unmatched walkability, a perfect transit score and just a leisurely stroll into the downtown core and Prince's Island Park. Rarely do these ground level units come up!**

Inclusions: **None**

Property Listed By: **Real Broker**

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