



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**806 9A Street #1, Calgary T2N 1V1**

MLS® #: **A2186970**      Area: **Sunnyside**      Listing Date: **02/04/25**      List Price: **\$190,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1966**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **451**  
 Low Sqft:  
 Ttl Sqft: **451**

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

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Stall**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**

Construction: **Concrete**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
 Int Feat: **Granite Counters,Kitchen Island,Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Lower</b>	<b>10`10" x 12`2"</b>	<b>Kitchen</b>	<b>Lower</b>	<b>12`0" x 8`9"</b>
<b>Living Room</b>	<b>Lower</b>	<b>11`5" x 10`3"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>24`7" x 13`6"</b>

Legal/Tax/Financial

Condo Fee: **\$473**      Title: **Leasehold**      Zoning: **M-CG**  
 Fee Freq: **Monthly**

Legal Desc: **0811916**

Remarks

Pub Rmks: **Discover this charming one-bedroom condo in the heart of Sunnyside, one of the city's most desirable and vibrant communities. Perfectly positioned, this home is just steps from the LRT, making commuting a breeze, and within walking distance of the lively Kensington area, local shops, cafes, restaurants, the Bow River, Riley Park, and a nearby off-leash dog park. Inside, you'll find thoughtful upgrades throughout, including granite countertops, recessed lighting, hardwood floors, and stainless steel appliances. The kitchen offers ample counter space and a convenient center island, while the spacious bedroom includes an office nook and a generously sized closet. The 4-piece bathroom boasts a granite vanity and a relaxing soaker tub. Additional features include in-suite laundry and large west-facing windows that flood the space with natural light, creating a warm and inviting atmosphere. Whether you're a first-time buyer or looking for a great investment property, this gem has it all. Don't miss your chance—schedule a showing today!**

Inclusions: **NA**  
Property Listed By: **Real Estate Professionals Inc.**

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







