

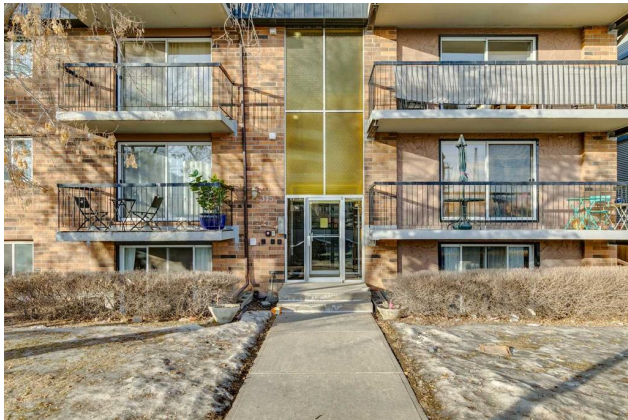


THE
A-TEAM

**RE/MAX
FIRST**

315 9A Street #104, Calgary T2N 1T7

MLS® #: **A2191076** Area: **Sunnyside** Listing Date: **01/30/25** List Price: **\$174,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1976**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **333**
 Low Sqft:
 Ttl Sqft: **333**

DOM

5
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,European Washer/Dryer Combination,Range Hood,Window Coverings**
 Int Feat: **Built-in Features,No Smoking Home,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	6`0" x 6`0"	Foyer	Main	8`0" x 7`5"
Living Room	Main	13`6" x 9`7"	Storage	Main	5`1" x 3`10"
Bedroom	Main	6`9" x 5`8"	4pc Bathroom	Main	5`0" x 4`10"

Legal/Tax/Financial

Condo Fee: **\$480** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Legal Desc:

0613502

Monthly

Remarks

Pub Rmks:

Live Your Best Urban Life in Sunnyside! Steps away from the eclectic charm of Kensington, this stylish studio apartment offers the quintessential inner-city lifestyle you've been dreaming of. Embrace the freedom of having Calgary's most vibrant neighborhood at your doorstep - where artisan coffee shops, trendy restaurants, and dynamic nightlife create the perfect urban playground. Smart living meets smart investment in this thoughtfully designed studio. The sleek black kitchen with modern fixtures and dishwasher anchors the space, while the intelligent open-concept layout maximizes every square foot. The cleverly designed platform bed and substantial floor-to-ceiling storage closet create distinct living zones while maintaining an airy, spacious feel. The industrial-chic exposed concrete ceiling adds character to the space. In-unit laundry with built-in shelving and a 4 piece bathroom with full-sized tub make efficient living both stylish and comfortable. Located mere minutes from downtown and with the LRT practically at your doorstep, you'll enjoy unparalleled convenience whether you're heading to work, SAIT, the University or for a night on the town. This is more than just a home - it's your ticket to the coveted inner-city lifestyle. Imagine starting your day with a stroll through Peace Bridge, grabbing a latte from one of Kensington's beloved cafes, and ending your evening at an award-winning local restaurant or wine bar. Perfect for young professionals, students, or savvy investors seeking positive cash flow opportunities in one of Calgary's most sought-after neighborhoods. With the area's consistent property value appreciation and high rental demand, this studio represents an exceptional investment opportunity in a location that only gets better with time. Welcome to your new urban oasis in Sunnyside - where city living meets community charm.

Inclusions:

Storage Bed and Wardrobe

Property Listed By:

CIR Realty

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



