

406, 315 9A Street NW
Calgary, Alberta

MLS # A2167106



\$225,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	511 sq.ft.	Age:	1974 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

The perfect 1 bedroom with assigned parking and in-suite laundry, situated in the vibrant SUNNYSIDE on the HILLHURST side, offering a prime location and stunning Manhattan-style city views. Condo fees include water, heat and ELECTRICITY. Perfect for urban living, this top-floor apartment provides an ideal setting for walking to your city office or catching the LRT to the University of Calgary. Enjoy downtown views from the living room and bedroom. The kitchen boasts granite countertops and cool stainless steel appliances, enhanced by a stylish counter bar, perfect for casual dining. The bedroom features a large walk in closet and a washer/dryer right in the closet for the ultimate convenience. Experience the city skyline from your bedroom and living room, or while barbecuing or sipping a latte on your private balcony. This apartment is a perfect combination of style, convenience, and location, making it an excellent choice for those looking to enjoy the heart of Calgary. Don't miss out on this exceptional living opportunity in one of the city's most sought-after neighborhoods.