

# \$195,000 - 102, 315 9a Street Nw, Calgary

MLS® #A2210821

**\$195,000**

1 Bedroom, 1.00 Bathroom, 501 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to Unit 102 at 315 9A Street NW—a refreshed inner-city gem nestled in the heart of Sunnyside. This 1-bedroom, 1-bathroom ground-floor unit has just received a modern refresh with brand new flooring and fresh paint, creating a clean, minimal canvas ready for your personal touch.

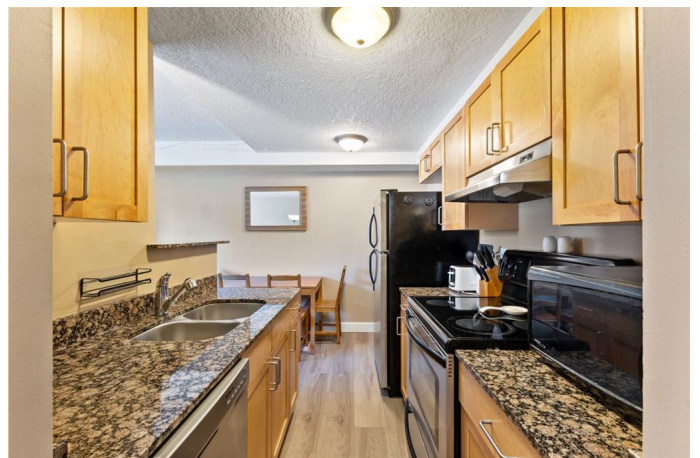
The layout is efficient and open, with natural light flowing through the living space. The kitchen features granite countertops, stainless steel appliances, and just the right amount of storage. The bedroom offers space to unwind, and the in-suite laundry adds that everyday convenience you don't want to live without.

Located on a tree-lined street just steps from the LRT, Bow River pathways, Kensington Village, and all the cafes, shops, and energy of Calgary's core—this is urban living without the downtown noise.

Your condo fee includes ALL utilities (just add your own internet/TV), and there's an assigned parking stall out back. Whether you're a first-time buyer, investor, or someone who just wants a clean, connected lifestyle—this is the move!

Built in 1976

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2210821          |
| Price          | \$195,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 501               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 102, 315 9a Street Nw |
| Subdivision | Sunnyside             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 1T7               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Parking                                   |
| Parking Spaces | 1   |
| Parking        | Alley Access, Off Street, Stall, Assigned |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked                     |
| Heating           | Baseboard, Hot Water, Natural Gas   |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Back Lane, Lawn, Level |
| Roof              | Tar/Gravel             |

Construction      Brick, Concrete, Stucco

### **Additional Information**

Date Listed      April 10th, 2025

Days on Market      23

Zoning      M-C2

### **Listing Details**

Listing Office      Century 21 Bamber Realty LTD.

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