

**317 9A Street NW**  
**Calgary, Alberta**

**MLS # A2227320**



## \$320,000

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	455 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 255
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** furniture, fixtures and equipment can be included/negotiated in the sale

Looking for a smart, low-maintenance investment in one of Calgary's most walkable and popular areas? This 1 bed / 1 bath condo in The Annex is it. Located in the heart of Kensington, this modern unit offers unbeatable potential. Here's why investors love it: The building is Airbnb-friendly and there's a private entrance with direct street access - no need to go through the main lobby, which guests love. It's fully furnished and turnkey - start earning right away. Inside, you'll find a bright, open layout with lvp flooring throughout (no carpet!), plus big windows and high ceilings with exposed concrete for a stylish, modern feel. The kitchen features a large island with seating, two-toned cabinets, quartz countertops, and a gas stove. The bathroom was upgraded with a fully tiled bathtub/shower combo. And there's also in-suite laundry. Extras your guests (and you) will appreciate include central A/C for hot summer days, a tiled storage locker for your supplies...and a strong rental appeal with walkable access to downtown, transit, shops, and top-rated dining. Location, location, location. Kensington is one of Calgary's most sought-after neighbourhoods - and for good reason. This lively, inner-city area is packed with 250+ local shops, cafés, and restaurants plus daily essentials like groceries, fitness studios, and pharmacies. This condo is just steps from the Sunnyside C-Train Station for easy access to downtown, Stampede Park, or the University of Calgary. The Annex also offers next-level amenities: a rooftop patio with skyline views, BBQs, dog run, and community garden. There's also bike storage and underground visitor parking. Built by Minto, it's LEED v4 Gold certified - Alberta's first, and an eco-friendly badge of quality. This unit is perfect for investors looking to break into the Calgary Airbnb market.

or expand their short-term rental portfolio. With Kensington's strong demand, low vacancy, and year-round visitor traffic, you won't find a better setup at this price point.