

325R 9A Street NW
Calgary, Alberta

MLS # A2335866



\$305,000

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	466 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 286
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance		

Inclusions: TV, Bedframe, mattress, All furniture, small appliances, cutlery, flatware, cups, glasses

Unbeatable location meets total flexibility in the heart of Sunnyside. This ground floor 1 bed, 1 bath walkout features floor-to-ceiling windows and a spacious patio that doubles your outdoor living space. Styled in a warm, timeless neutral palette, it comfortably sleeps up to four. Sold fully furnished and turnkey ready! You can continue running it as an established, revenue generating short term rental with a management team already in place, or move in and enjoy the ultimate walk to everything inner-city lifestyle. Steps from the Sunnyside LRT, Bow River pathways, and some of Calgary's best dining and caf  s. Includes access to the incredible rooftop patio with mountain views, BBQs, firepit, bike storage and a dog run. Investors, there are two additional properties available in the building that could be sold as a packaged deal