

323 9A Street NW
Calgary, Alberta

MLS # A2336701



\$305,000

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	472 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:	\$ 282
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance		

Inclusions: All furniture, bed, tv, appliances, tables, chairs, art, kitchen utensils

Prime urban living with maximum investment potential. Located in a modern concrete building, this ground-floor walkout offers lots of natural light and an oversized patio that adds to the living space with a sleek modern kitchen with a gas range and a perfect central island. Turnkey & Flexible: Comes fully furnished and ready to roll as well as a titled storage locker. Whether you want a cash-flowing short-term rental supported by an established, helpful management team, or a low maintenance home in the center of the city, this unit delivers. Walk to the C-Train, restaurants, coffee shops and Bow River trails in minutes. Enjoy access to the panoramic rooftop terrace with BBQs, a dog run, and bike storage. Investors, there are two additional properties available in the building that could be sold as a packaged deal.