

317R 9A Street NW
Calgary, Alberta

MLS # A2336708



\$305,000

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	455 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

A fun, stylish home or turnkey investment in one of Calgary's premier walkable neighborhoods! This concrete ground-floor walkout stands out with its vibrant, mid-century modern aesthetic making it a guest favorite for short-term rentals and urban dwellers alike. Offered completely furnished and turnkey/move-in ready. Keep it operating seamlessly with the existing, management team, or make it your own stylish inner-city retreat. Unbeatable location just steps from the Sunnyside LRT, Bow River paths, and Kensington's vibrant retail scene. Building perks include a stunning rooftop lounge with 360° views, communal BBQs, firepit, bike storage and dog run. Investors, there are two additional properties available in the building that could be sold as a packaged deal.