

**201, 315 9A Street NW**  
**Calgary, Alberta**

**MLS # A2209335**



**\$314,900**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	782 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 616
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** None

Welcome to this 2-bedroom, 1-bathroom condo with 781 sq ft of open-concept living. Features a large balcony, combined living/dining area, and functional galley kitchen. Step out onto your large private balcony, ideal for morning coffee or evening sunsets. Located just a short stroll from the vibrant shops, cafes, and restaurants of Kensington, and only a few blocks from the scenic Bow River pathways, this home offers the ultimate urban lifestyle. Just blocks from the Bow River, downtown, transit, and all the shops and restaurants of Kensington. Enjoy urban living with all the essentials right outside your door. Book your showing today!