

**203, 315 9A Street NW**  
**Calgary, Alberta**

**MLS # A2198847**



**\$207,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	507 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 553
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this charming 1 bed, 1 bath condo in the heart of Kensington &ndash; a vibrant and sought-after neighbourhood in Calgary. This unit offers a fantastic opportunity for first-time buyers or investors looking to expand their real estate portfolio. Condo fees include water, heat and ELECTRICITY! This condo features an open concept living/dining area, stainless steel appliances, shaker-style cabinetry, and granite countertops throughout. The living room faces west, with large windows, filling the space with natural light throughout the day. The good-sized bedroom features a walk-in closet and is complemented by convenient in-suite laundry. A 4-piece bathroom and sleek concrete flooring throughout add to the low-maintenance appeal of this unit. Plus, your own designated parking stall and 1 block from Safeway for your added convenience. Kensington offers an incredible lifestyle, whether you're biking along the river, enjoying a stroll while sipping on some of Calgary's best coffee, or soaking in the vibrant music scene, there's always something to enjoy. Known as Calgary's Urban Village, Sunnyside is the perfect mix of eclectic shops, delicious dining, and boutique hotels, all within walking distance. Plus, with the Sunnyside LRT Station just steps away and downtown just a short walk away. Don't miss the chance to own this wonderful condo in one of Calgary's most desirable neighbourhoods.