



107 9 Street NW
Calgary, Alberta

MLS # A2309923



\$635,000

Division:	Sunnyside		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,481 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Covered, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Views		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 794
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island		

Inclusions: None

OPEN HOUSE SUNDAY July 5th from 1 to 3 PM. Outstanding BOW RIVER with DOWNTOWN VIEWS from this SUNNYSIDE location. This is not your average condo and perfect for those who want to walk or bike to work, this spacious 3-storey townhome has fresh paint, refinished hardwood floors and brand new stainless refrigerator, stove, and microwave. With 2000+ square feet of living space over four levels, open concept main floor, 2 bedrooms and 2 baths, developed basement with laundry room, the space is ideal for singles or a couple. The kitchen includes an island, tiled backsplash, undercabinet lighting, and dining room. There is both a gas fireplace (living room) and an electric fireplace (primary bedroom) as well as air conditioning for the summer season. The outstanding, light filled top floor loft space has vaulted ceilings and is open to the primary bedroom. The adjacent private 19' x 16' roof top patio is perfect for lounging or entertaining, day or night. The views of Calgary's city skyline are truly exceptional from this special location. Windows & doors were updated in 2019. The Sierras Riverside is a boutique cluster of 10 condominiums in a vibrant inner city community professionally managed by Connelly. Restaurants, retail, transit, and the Peace Bridge are steps away and the location is 96 on Walkscore and 99 on Bikescore. This charming townhome is ready for immediate occupancy.