



GRASSROOTS
REALTY GROUP

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201, 315 9A Street NW
Calgary, Alberta

MLS # A2328403



\$315,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	782 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

Discover this charming 2-bedroom, 1-bathroom condo offering 781 sq ft of open-concept living space. The spacious layout features a combined living and dining area, a practical galley kitchen, and a large private balcony perfect for morning coffee or sunset evenings. Recent updates include new laminate flooring throughout. An assigned parking stall provides added convenience for everyday living. Located just a short stroll from the lively shops, cafes, and restaurants of Kensington and only a few blocks from the scenic Bow River pathways, this home delivers the ultimate urban lifestyle. Enjoy easy access to downtown, transit, and all the attractions Kensington has to offer. Experience vibrant city living with everything you need just outside your door. Schedule your viewing today!