



**GRASSROOTS**  
REALTY GROUP

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#404, 315 9A Street NW  
Calgary, Alberta

MLS # A2335308



**\$219,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Sunnyside                          |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 503 sq.ft.                         | Age:   | 1972 (54 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Off Street, Stall                  |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                  |            |        |
|-------------|--------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                        | Water:     | -      |
| Floors:     | Laminate, Tile                                   | Sewer:     | -      |
| Roof:       | -                                                | Condo Fee: | \$ 553 |
| Basement:   | -                                                | LLD:       | -      |
| Exterior:   | Brick, Concrete                                  | Zoning:    | M-C2   |
| Foundation: | -                                                | Utilities: | -      |
| Features:   | Breakfast Bar, Granite Counters, No Smoking Home |            |        |

**Inclusions:** Curtain Rods

SUNNYSIDE - Top floor in a fully CONCRETE building with rear, off street, parking and INTERIOR UPGRADES that are hard to beat! The CENTRAL location offers easy access to the LRT to take you downtown and beyond or you are just one stop away from access to SAIT, the NORTH HILL MALL or U of C. while your monthly condo FEE covers all UTILITIES including ELECTRICITY- such a bonus! An ensuite Washer and Dryer offers convenience and the much sought after and trendy LOCATION of this brick condo, provides easy walking access to restaurants, local pubs or the occasional walk along the river pathways. With a newly painted interior, you'll love the fresh canvas of your new home or as an investor you'll find that renting this 1 bedroom generates serious interest!