



GRASSROOTS
REALTY GROUP

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107 9 Street NW
Calgary, Alberta

MLS # A2341554



\$549,800

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:	Assigned, Carport		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 794
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: Intercom as-is

Attention INNER CITY dwellers who want to WALK or BIKE everywhere! This SUNNYSIDE townhome is located steps from the city centre, offering SKYLINE and BOW RIVER VIEWS! Situated in a 10 unit, charming inner city complex, this property is one of only four with a huge, private ROOF TOP PATIO (19 x 16 feet). This spacious three storey townhome has fresh paint, refinished HARDWOOD flooring on 3 levels, and brand new stainless refridgerator, stove, and b/i microwave. Over three levels, plus the developed basement, there is 2000+ sf feet of living space and 2 full baths. The open concept main floor includes kitchen with white cabinetry, tiled backsplash, island, under cabinet lighting, an adjacent dining area, and living room with gas fireplace. The primary bedroom with vaulted ceilings includes an electric fireplace and 2 closets. There is a second bedroom and main 4 piece bathroom (separate shower and large tub) on the second level. A light filled, eye catching, spacious loft with vaulted ceilings occupies the third level with the adjacent outdoor space for lounging and entertaining amidst the downtown lights. Windows and doors were updated in 2019 and there is central air conditioning. The Sierras Riverside is boutique cluster of homes with assigned covered parking, professionally managed by Connelly with a walkscore of 96 and bikescore of 99. The Peace Bridge is steps away for connection to Princess Island Park and the downtown. Retail and restaurants in KENSINGTON and the LRT are 5 minutes away, rounding out this outstanding location and inner city lifestyle opportunity.