

7, 806 9A Street NW
Calgary, Alberta

MLS # A2198814



\$225,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	466 sq.ft.	Age:	1966 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 502
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Seize this rare opportunity to own a beautifully upgraded top-floor unit in one of Calgary's most sought-after inner-city communities of Sunnyside! Perfectly positioned, this stylish home offers a seamless blend of modern finishes, natural light, and an unbeatable location. Step inside to an inviting, open-concept layout featuring engineered hardwood flooring and expansive windows that flood the space with sunlight. The thoughtfully designed kitchen is a chef's dream, boasting sleek stainless steel appliances, granite countertops, ceiling-height cabinetry, and a generous island—ideal for entertaining or enjoying a quiet meal. The living area is the perfect place to unwind, with direct access to your large west-facing balcony. Whether you're soaking up the sun, savouring your morning coffee, or taking in breathtaking sunsets, this outdoor retreat will quickly become a favourite spot. The spacious bedroom offers versatility, with ample room for a desk—perfect for those who work from home or need a dedicated space to start their day. A well-appointed 4-piece bathroom sits conveniently across the hall. Additional features include in-suite laundry, a covered parking stall, and a dedicated storage unit for added convenience. With Sunnyside LRT station just steps away, commuting downtown or exploring the city is effortless. Plus, SAIT is just up the hill, making this location ideal for anyone who values easy access to post-secondary education, work, and inner-city amenities. You're also within walking distance of Kensington's vibrant cafés, restaurants, boutique shops, and everyday essentials like Safeway. Outdoor enthusiasts will love the nearby Bow River pathways, Rosedale Off-Leash Park, and scenic walking trails. Whether you're a first-time homebuyer, investor, young professional, or student looking for a well-connected

inner-city home, this stunning unit checks all the boxes!