

# \$314,900 - 201, 315 9a Street Nw, Calgary

MLS® #A2264327

**\$314,900**

2 Bedroom, 1.00 Bathroom, 782 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

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. Located just a short stroll from the lively shops, cafes, and restaurants of Kensington and only a few blocks from 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!

Built in 1972

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264327          |
| Price          | \$314,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 782               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 201, 315 9a Street Nw |
| Subdivision | Sunnyside             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N1T7                |

## Amenities

|                |                |
|----------------|----------------|
| Amenities      | Other, Parking |
| Parking Spaces | 1              |
| Parking        | Carport        |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| # of Stories      | 4                                                                  |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 5                  |
| Zoning         | M-C2               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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