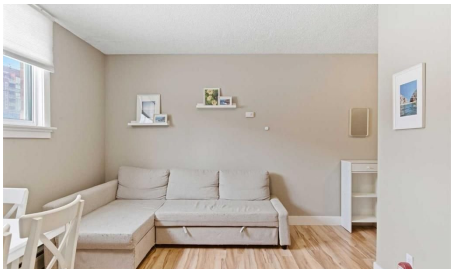
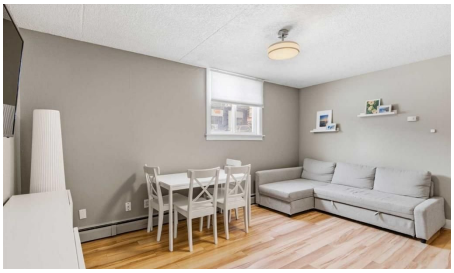
103 315 9A Street NW

Calgary | Active | MLS® A2357114

$139,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1976**	**440.85 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Discover this charming move in ready 1-bedroom apartment in trendy Kensington/Sunnyside! This unit offers NEW PAINT and an excellent OPEN CONCEPT LAYOUT, convenient and rare IN-UNIT LAUNDRY, and an UPDATED KITCHEN with NEWER APPLIANCES. Take advantage of the exceptional location: SUNNYSIDE C-TRAIN STATION is only a few steps away, offering excellent DIRECT ACCESS TO DOWNTOWN, and you're just one stop away from SAIT, while the surrounding neighbourhood buzzes with an incredible array of trendy bars, top-tier restaurants, and clothing stores all directly around you. Nature and recreation are equally accessible: the scenic Bow River pathways are literally at your doorstep, perfect for cycling, jogging, or peaceful walks with stunning downtown skyline and mountain views. Nearby Riley Park offers green space, community events, and seasonal markets, while grocery stores, fitness centres, yoga studios, and other essentials are all close by. This is quintessential central Calgary living-highly connected, character-rich, amenity-packed, and full of energy-ideal for first-time buyers, downsizers, or investors seeking a prime urban foothold. Schedule your viewing today and experience the best of Sunnyside/Kensington living!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357114
Bedrooms	1
Bathrooms	1
Year Built	1976
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	440.85 sq. ft.
Condo Fee:	$552.50

Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Below Grade
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1976 (Age: 50)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0613502
Heating:	Forced Air
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Metal Siding, Stucco
Structure Type:	Low Rise (2-4 stories)
Roof:	Flat, Metal
Ensuite:	No
Flooring:	Carpet, Laminate, Tile

Cooling:	Window Unit(s)
Fireplaces:	0
Garage:	No
Garage Spaces:	0
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Sunnyside
Community:	Sunnyside (Calgary)
Amenities:	Parking, Snow Removal
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	none
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 10'6" × 9'3" ·
Main Floor	Living Room · 10'2" × 7'3" ·
Main Floor	Dining Room · 10'2" × 8'4" ·
Main Floor	Kitchen · 9'10" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	None

Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-315-9a-street-nw-calgary-a2357114/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.