107 9 Street NW

Calgary | Active | MLS® A2341554

$549,800









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1992**	**1,481 sq. ft.**

Your next move starts with a conversation.

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Listed by Calgary West Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341554
Bedrooms	2
Bathrooms	2
Year Built	1992
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey

Total Living Area:	1,481 sq. ft.
Main Level Finished Area:	583 sq. ft.
Upper Level Finished Area:	898 sq. ft.
Below Grade Finished Area:	544 sq. ft.
Condo Fee:	$794.48
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1992 (Age: 34)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9212693
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame

Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Bedroom, Electric, Gas, Living Room
Garage:	No
Parking:	Assigned, Carport
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Sierra Riverside
Community:	Sunnyside (Calgary)
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Intercom as-is
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 12'4" × 10'6" ·
Main Floor	Living Room · 16'5" × 10'4" ·
Main Floor	Dining Room · 7'6" × 7'5" ·
Upper Level	Bedroom - Primary · 14'5" × 10'6" ·

Upper Level	Bedroom · 9'4" × 9' ·
Upper Level	Family Room · 16'6" × 13'2" ·
Basement	Game Room · 20'3" × 8'5" ·
Basement	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Ceiling Fan(s)
Exterior Features:	Private Entrance
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Sep 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/107-9-street-nw-calgary-a2341554/

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