323 9A Street NW

Calgary | Active | MLS® A2336701

$299,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2018**	**472.08 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Prime urban living with maximum investment potential. Located in a modern concrete building, this ground-floor walkout offers lots of natural light and an oversized patio that adds to the living space with a sleek modern kitchen with a gas range and a perfect central island. Turnkey & Flexible: Comes fully furnished and ready to roll as well as a titled storage locker. Whether you want a cash-flowing short-term rental supported by an established, helpful management team, or a low maintenance home in the center of the city, this unit delivers. Walk to the C-Train, restaurants, coffee shops and Bow River trails in minutes. Enjoy access to the panoramic rooftop terrace with BBQs, a dog run, and bike storage. Investors, there are two additional properties available in the building that could be sold as a packaged deal.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336701
Bedrooms	1
Bathrooms	1
Year Built	2018
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:	472.08 sq. ft.
Condo Fee:	$281.86
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water

Acreage:	No
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	9
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Below
Total Rooms Above Grade:	3
Year built:	2018 (Age: 8)
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:	2110091
Heating:	Fan Coil, Natural Gas
New Constr.:	No
Construction Material:	Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No

Parking:	Off Street
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	The Annex
Community:	Sunnyside (Calgary)
Amenities:	Community Gardens, Dog Park, Elevator(s), Parking, Roof Deck, Storage, Trash
Appliances:	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	All furniture, bed, tv, appliances, tables, chairs, art, kitchen utensils
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 11'1" × 8'11" ·
Main Floor	Kitchen · 13'5" × 7'6" ·
Main Floor	Living Room · 13'5" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Kitchen Island, Quartz Counters, Separate Entrance
Exterior Features:	Private Entrance
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC

Listed Date:	Aug 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/323-9a-street-nw-calgary-a2336701/

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