325R 9A Street NW

Calgary | Active | MLS® A2335866

$299,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2018**	**466.17 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Unbeatable location meets total flexibility in the heart of Sunnyside. This ground floor 1 bed, 1 bath walkout features floor-to-ceiling windows and a spacious patio that doubles your outdoor living space. Styled in a warm, timeless neutral palette, it comfortably sleeps up to four. Sold fully furnished and turnkey ready! You can continue running it as an established, revenue generating short term rental with a management team already in place, or move in and enjoy the ultimate walk to everything inner-city lifestyle. Steps from the Sunnyside LRT, Bow River pathways, and some of Calgary's best dining and cafés. Includes access to the incredible rooftop patio with mountain views, BBQs, firepit, bike storage and a dog run. 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	A2335866
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:	466.17 sq. ft.
Condo Fee:	$286.27
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:	TV, Bedframe, mattress, All furniture, small appliances, cutlery, flatware, cups, glasses
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 9' × 8'7" ·
Main Floor	Kitchen · 12'8" × 10'3" ·
Main Floor	Laundry · 8'1" × 5'3" ·
Main Floor	Living Room · 11'11" × 10'10" ·
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/325r-9a-street-nw-calgary-a2335866/

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