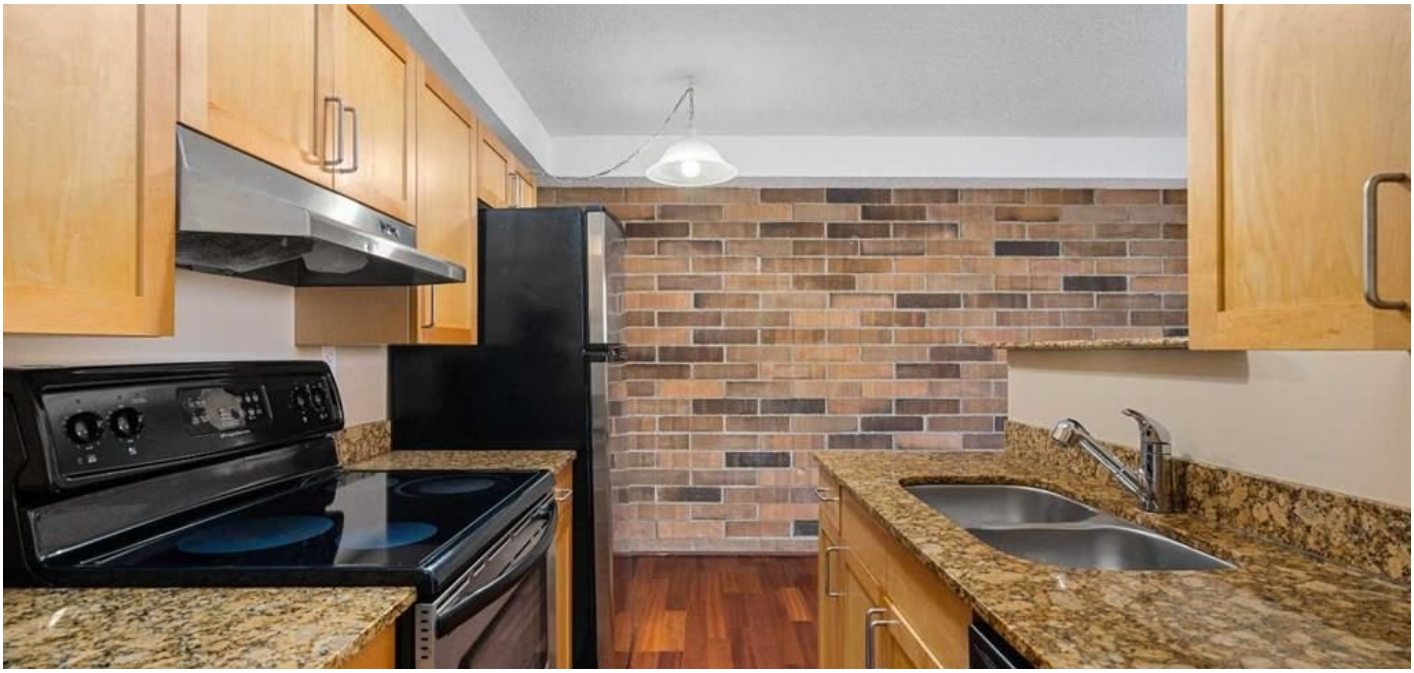
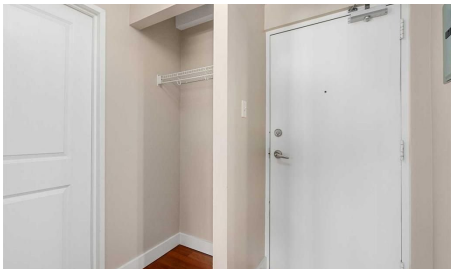
#404 315 9A Street NW

Calgary | Active | MLS® A2350602

$219,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1972**	**503 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

++ OPEN HOUSE ++ Wednesday, November 4 - 1:00 - 3:00 p.m. - SUNNYSIDE - Top floor in a fully CONCRETE building with rear, off street, parking and INTERIOR UPGRADES that are hard to beat! This one bedroom, West exposed, home faces the Hillhurst area and overlooks your assigned parking stall. The CENTRAL location (and the intimacy' that a total of only 32 condo homes provides) offers easy access to the LRT to take you downtown and beyond or you are just one stop away from access to SAIT, the NORTH HILL MALL or U of C. Your monthly condo FEE covers ALL UTILITIES including ELECTRICITY- such a bonus! An ensuite Washer and Dryer offers convenience and the much sought after and trendy LOCATION of this brick condo, provides easy walking access to restaurants, local pubs or the occasional walk along the river pathways. With a newly painted interior, you'll love the fresh canvas of your new home or as an investor, you'll find that renting this 1 bedroom generates serious interest!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350602
Bedrooms	1
Bathrooms	1
Year Built	1972
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:	503 sq. ft.
Condo Fee:	$552.50
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Parking, Reserve Fund Contributions, Sewer, Water

Front Exposure:	East
Unit Exposure:	Southwest
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1972 (Age: 54)
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:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, 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:	N/A
Restrictions:	Call Lister
Pets Allowed:	Restrictions
Main Floor	Foyer · 7'3" × 6'6" ·
Main Floor	Living Room · 14'11" × 10'8" ·
Main Floor	Kitchen · 11'9" × 7'3" ·
Main Floor	Bedroom - Primary · 13' × 12'2" ·
Main Floor	Walk-In Closet · 5'2" × 3'9" ·
Suite	Balcony · 11'6" × 4' ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/404-315-9a-street-nw-calgary-a2350602/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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