

# \$320,000 - 317 9a Street Nw, Calgary

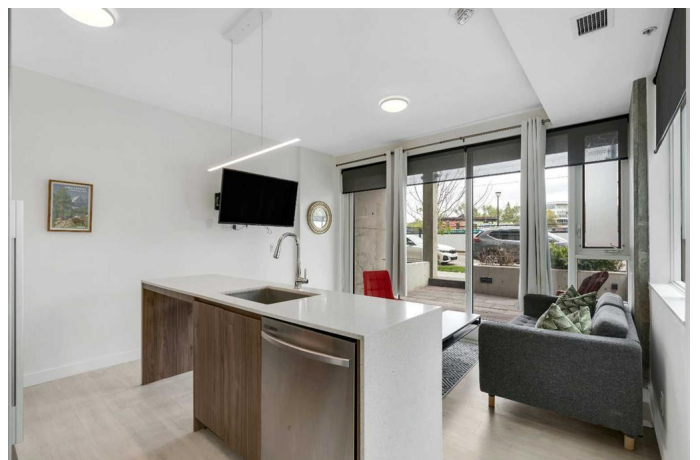
MLS® #A2227320

## \$320,000

1 Bedroom, 1.00 Bathroom, 455 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Looking for a smart, low-maintenance investment in one of Calgary's most walkable and popular areas? This 1 bed / 1 bath condo in The Annex is it. Located in the heart of Kensington, this modern unit offers unbeatable potential. Here's why investors love it: The building is Airbnb-friendly and there's a private entrance with direct street access - no need to go through the main lobby, which guests love. It's fully furnished and turnkey - start earning right away. Inside, you'll find a bright, open layout with lvp flooring throughout (no carpet!), plus big windows and high ceilings with exposed concrete for a stylish, modern feel. The kitchen features a large island with seating, two-toned cabinets, quartz countertops, and a gas stove. The bathroom was upgraded with a fully tiled bathtub/shower combo. And there's also in-suite laundry. Extras your guests (and you) will appreciate include central A/C for hot summer days, a titled storage locker for your supplies, and a strong rental appeal with walkable access to downtown, transit, shops, and top-rated dining. Location, location, location. Kensington is one of Calgary's most sought-after neighbourhoods - and for good reason. This lively, inner-city area is packed with 250+ local shops, caf s, and restaurants plus daily essentials like groceries, fitness studios, and pharmacies. This condo is just steps from the Sunnyside C-Train Station for easy access to downtown, Stampede Park, or the University



of Calgary. The Annex also offers next-level amenities: a rooftop patio with skyline views, BBQs, dog run, and community garden. There's also bike storage and underground visitor parking. Built by Minto, it's LEED v4 Gold certified - Alberta's first, and an eco-friendly badge of quality. This unit is perfect for investors looking to break into Calgary's Airbnb market or expand their portfolio. With Kensington's strong demand, low vacancy, and year-round visitor traffic, it's a great opportunity!

Built in 2021

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2227320          |
| Price          | \$320,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 455               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 317 9a Street Nw |
| Subdivision | Sunnyside        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 1T7          |

**Amenities**

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Bicycle Storage, Elevator(s), Storage, Trash, Visitor Parking, Dog Run, Roof Deck |
|-----------|-----------------------------------------------------------------------------------|

|         |                  |
|---------|------------------|
| Parking | None, Off Street |
|---------|------------------|

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
|-------------------|--------------------------------------------------------------------------------------------------------------------|

|            |                                                                                         |
|------------|-----------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
|------------|-----------------------------------------------------------------------------------------|

|         |                      |
|---------|----------------------|
| Heating | Fan Coil, Forced Air |
|---------|----------------------|

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

|              |   |
|--------------|---|
| # of Stories | 9 |
|--------------|---|

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance |
|-------------------|-----------------------------------------|

|              |                       |
|--------------|-----------------------|
| Construction | Concrete, Metal Frame |
|--------------|-----------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 3rd, 2025 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 135 |
|----------------|-----|

|        |    |
|--------|----|
| Zoning | DC |
|--------|----|

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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