

# \$225,000 - 7, 806 9a Street Nw, Calgary

MLS® #A2198814

**\$225,000**

1 Bedroom, 1.00 Bathroom, 466 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Seize this rare opportunity to own a beautifully upgraded top-floor unit in one of Calgary's most sought-after inner-city communities of Sunnyside! Perfectly positioned, this stylish home offers a seamless blend of modern finishes, natural light, and an unbeatable location. Step inside to an inviting, open-concept layout featuring engineered hardwood flooring and expansive windows that flood the space with sunlight. The thoughtfully designed kitchen is a chef's dream, boasting sleek stainless steel appliances, granite countertops, ceiling-height cabinetry, and a generous island—ideal for entertaining or enjoying a quiet meal. The living area is the perfect place to unwind, with direct access to your large west-facing balcony. Whether you're soaking up the sun, savouring your morning coffee, or taking in breathtaking sunsets, this outdoor retreat will quickly become a favourite spot. The spacious bedroom offers versatility, with ample room for a desk—perfect for those who work from home or need a dedicated space to start their day. A well-appointed 4-piece bathroom sits conveniently across the hall. Additional features include in-suite laundry, a covered parking stall, and a dedicated storage unit for added convenience. With Sunnyside LRT station just steps away, commuting downtown or exploring the city is effortless. Plus, SAIT is just up the hill, making this location ideal for anyone who values easy access to post-secondary education, work, and inner-city



amenities. You're also within walking distance of Kensington's vibrant cafés, restaurants, boutique shops, and everyday essentials like Safeway. Outdoor enthusiasts will love the nearby Bow River pathways, Rosedale Off-Leash Park, and scenic walking trails. Whether you're a first-time homebuyer, investor, young professional, or student looking for a well-connected inner-city home, this stunning unit checks all the boxes!

Built in 1966

### Essential Information

MLS® #	A2198814
Price	\$225,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	466
Acres	0.00
Year Built	1966
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	7, 806 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1V1

### Amenities

Amenities	Storage
Parking Spaces	1
Parking	Assigned, Stall, Covered

## Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	6
Zoning	M-CG

## Listing Details

Listing Office	Real Broker
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