

# \$190,000 - 1, 806 9a Street Nw, Calgary

MLS® #A2186970

**\$190,000**

1 Bedroom, 1.00 Bathroom, 451 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Discover this charming one-bedroom condo in the heart of Sunnyside, one of the city's most desirable and vibrant communities. Perfectly positioned, this home is just steps from the LRT, making commuting a breeze, and within walking distance of the lively Kensington area, local shops, cafes, restaurants, the Bow River, Riley Park, and a nearby off-leash dog park.

Inside, you'll find thoughtful upgrades throughout, including granite countertops, recessed lighting, hardwood floors, and stainless steel appliances. The kitchen offers ample counter space and a convenient center island, while the spacious bedroom includes an office nook and a generously sized closet. The 4-piece bathroom boasts a granite vanity and a relaxing soaker tub.

Additional features include in-suite laundry and large west-facing windows that flood the space with natural light, creating a warm and inviting atmosphere. Whether you're a first-time buyer or looking for a great investment property, this gem has it all. Don't miss your chance—schedule a showing today!

Built in 1966

## Essential Information

MLS® #	A2186970
Price	\$190,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	451
Acres	0.00
Year Built	1966
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

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

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	None
Construction	Concrete

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	50
Zoning	M-CG

## Listing Details

Listing Office            Real Estate Professionals Inc.

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