



## 315 9A Street Calgary Alberta

\$174,900

Live Your Best Urban Life in Sunnyside! Steps away from the eclectic charm of Kensington, this stylish studio apartment offers the quintessential inner-city lifestyle you've been dreaming of. Embrace the freedom of having Calgary's most vibrant neighborhood at your doorstep - where artisan coffee shops, trendy restaurants, and dynamic nightlife create the perfect urban playground. Smart living meets smart investment in this thoughtfully designed studio. The sleek black kitchen with modern fixtures and dishwasher anchors the space, while the intelligent open-concept layout maximizes every square foot. The cleverly designed platform bed and substantial floor-to-ceiling storage closet create distinct living zones while maintaining an airy, spacious feel. The industrial-chic exposed concrete ceiling adds character to the space. In-unit laundry with built-in shelving and a 4 piece bathroom with full-sized tub make efficient living both stylish and comfortable. Located mere minutes from downtown and with the LRT practically at your doorstep, you'll enjoy unparalleled convenience whether you're heading to work, SAIT, the University or for a night on the town. This is more than just a home - it's your ticket to the coveted inner-city lifestyle. Imagine starting your day with a stroll through Peace Bridge, grabbing a latte from one of Kensington's beloved cafes, and ending your evening at an award-winning local restaurant or wine bar. Perfect for young professionals, students, or savvy investors seeking positive cash flow opportunities in one of Calgary's most sought-after neighborhoods. With the area's consistent property value appreciation and high rental demand, this studio represents an exceptional investment opportunity in a location that only gets better with time. Welcome to your new urban oasis in Sunnyside - where city living meets community charm. (id:6769)

Kitchen 6.00 Ft x 6.00 Ft

Foyer 8.00 Ft x 7.42 Ft

Living room 13.50 Ft x 9.58 Ft

Storage 5.08 Ft x 3.83 Ft

Bedroom 6.75 Ft x 5.67 Ft

4pc Bathroom 5.00 Ft x 4.83 Ft

Listing Presented By:



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**Mirror**

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