

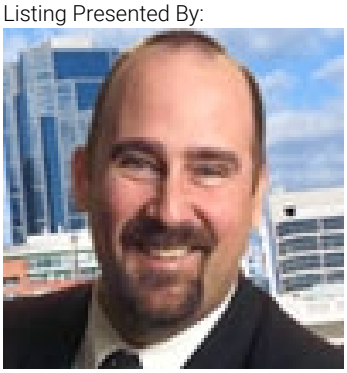
# 325 9A Street Calgary Alberta

$299,000

Unbeatable location meets total flexibility in the heart of Sunnyside. This ground floor 1 bed, 1 bath walkout features floor-to-ceiling windows and a spacious patio that doubles your outdoor living space. Styled in a warm, timeless neutral palette, it comfortably sleeps up to four. Sold fully furnished and turnkey ready! You can continue running it as an established, revenue generating short term rental with a management team already in place, or move in and enjoy the ultimate walk to everything inner-city lifestyle. Steps from the Sunnyside LRT, Bow River pathways, and some of Calgary's best dining and cafes. Includes access to the incredible rooftop patio with mountain views, BBQs, firepit, bike storage and a dog run. Investors, there are two additional properties available in the building that could be sold as a packaged deal (id:6769)

4pc Bathroom 4.83 Ft x 8.00 Ft
Bedroom 8.58 Ft x 9.00 Ft
Kitchen 12.67 Ft x 10.25 Ft
Laundry room 5.25 Ft x 8.08 Ft
Living room 11.92 Ft x 10.83 Ft

Listing Presented By:



Originally Listed by:
Real Broker

https://kyleholloway.ca/

**RE/MAX Realty Professionals**

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