

\$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. Thereâ€™s also bike storage and underground visitor parking. Built by Minto, it's LEED v4 Gold certified - Albertaâ€™s first, and an eco-friendly badge of quality

This unit is perfect for investors looking to break into the Calgary Airbnb market or expand their short-term rental portfolio. With Kensingtonâ€™s strong demand, low vacancy, and year-round visitor traffic, you wonâ€™t find a better setup at this price point.

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, Dog Run, Elevator(s), Roof Deck, Storage, Trash, Visitor Parking |
| 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 | 62 |
| Zoning | DC |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.