

\$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 | 37 |
| Zoning | DC |

Listing Details

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

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