

# \$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	34
Zoning	DC

### Listing Details

Listing Office	eXp Realty
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