

# \$709,550 - 109 9 Street Nw, Calgary

MLS® #A2262702

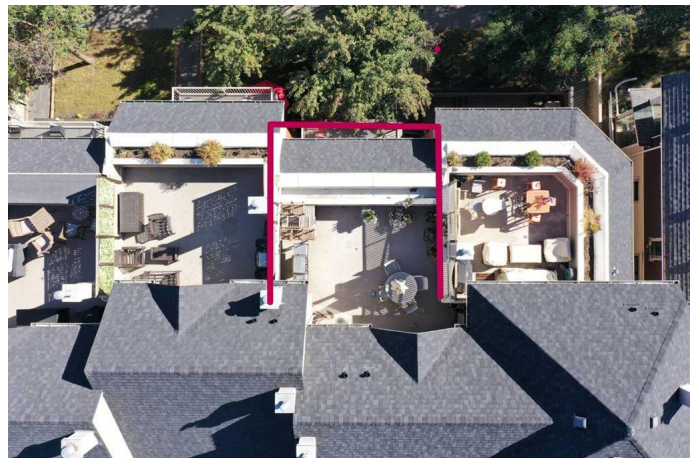
**\$709,550**

2 Bedroom, 3.00 Bathroom, 1,407 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

SUNNYSIDE townhome along the BOW RIVER with DOWNTOWN VIEWS. Located in a small enclave of 10 townhomes, this inner city home has had numerous updates over the past 10+ years. With 1948 square feet of living space over four levels, there are 2 bedrooms and 2.5 baths plus an exceptional top floor loft space with vaulted ceilings adjacent to an outstanding 20' x 16' roof top patio. The views of Calgary's city skyline are truly exceptional. The home has newer windows & doors, plus the decking surface has been replaced. The custom kitchen includes Makore cabinetry, large island and stainless appliances, including a Wolf gas stove. There is hardwood flooring on three levels, tile in the foyer and bathrooms, quartz countertops, chrome finish hardware, updated light fixtures, built-in entertainment cabinets in living area, air conditioning, and a two 2-sided gas fireplace with remote control. The lower level is developed, including a four piece bath. The Sierras Riverside in Sunnyside is a one of a kind condominium in a vibrant walkable and bikeable location with restaurants, retail, transit, and the Peace Bridge steps away.



Built in 1992

## Essential Information

MLS® # A2262702

Price \$709,550

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,407             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 109 9 Street Nw |
| Subdivision | Sunnyside       |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2N1T1          |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking                         |
| Parking Spaces | 1                               |
| Parking        | Alley Access, Assigned, Carport |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home                                           |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | Central Air                                                                                 |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Gas, Living Room                                                                            |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | City Lot, Views |
| Roof            | Asphalt Shingle |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | M-CG d72           |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Calgary West Realty |
|----------------|---------------------|

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