

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

MLS® #A2262702

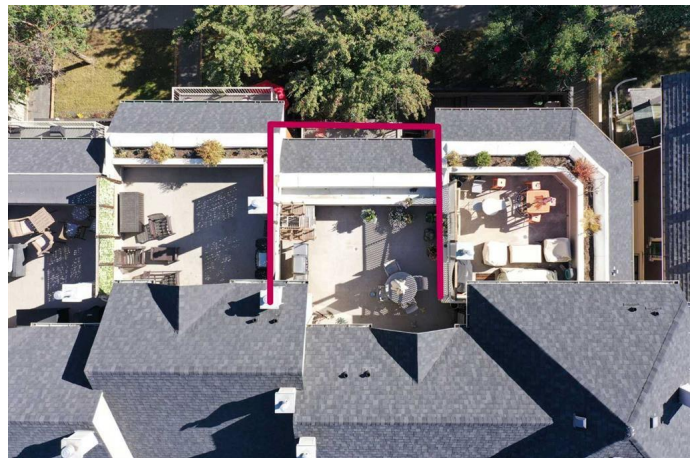
\$709,550

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	5
Zoning	M-CG d72

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.