

# \$249,900 - 9, 714 5a Street Nw, Calgary

MLS® #A2200015

**\$249,900**

2 Bedroom, 1.00 Bathroom, 657 sqft  
Residential on 0.00 Acres

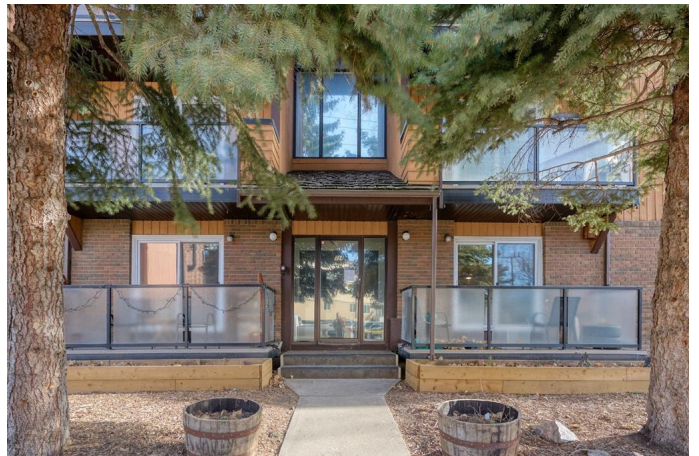
Sunnyside, Calgary, Alberta

Amazing Value for this condo in Sunnyside â€“ one of Calgaryâ€™s most SOUGHT-AFTER INNER-CITY neighborhoods! This is an incredible opportunity for professionals, students, first-time buyers, and investors looking for a rental property in a prime location.

LOCATION, LOCATION, LOCATION â€“ Situated just steps from trendy shops and restaurants in Kensington, the LRT, and the Bow River pathways. A short walk to downtown Calgary makes commuting quick and easy, perfect for busy professionals and students. This beautiful TOP-FLOOR unit offers stunning SE views of the river and downtown. The kitchen features ample cabinets and countertop space, ideal for meal prep and entertaining. The open-concept living room leads to a private balcony â€“ a perfect spot for morning coffee or evening relaxation. This unit includes 2 spacious bedrooms and 1 bathroom, making it ideal for roommates, couples, or individuals seeking extra space. Multiple storage rooms in the basement provide plenty of room for bikes, furniture, and other extras.

Enjoy the convenience of a designated parking spot in the private rear lot.

LOWEST condo fees in the area â€“ Guaranteed by a self-managed, highly efficient condo plan with a strong reserve fund and well-planned details for the future. This ensures long-term financial stability and peace of mind for owners and investors alike.



Perfect for:

Professionals â€“ Close to downtown and transit for a stress-free commute.

Students â€“ Easy access to public transportation and nearby schools.

First-time buyers â€“ Affordable and well-managed, with low fees and strong future planning.

Investors â€“ High-demand rental location with solid financial management and great value.

Donâ€™t miss out on this fantastic condo in a vibrant, walkable neighborhood â€“ close to parks, top-rated restaurants, and public transportation. Act now before itâ€™s gone!

Built in 1978

### Essential Information

MLS® #	A2200015
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	657
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	9, 714 5a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1R4

### Amenities

Amenities	Laundry
Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Baseboard
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete, Wood Frame

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	37
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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