

# \$229,999 - 9, 714 5a Street Nw, Calgary

MLS® #A2200015

**\$229,999**

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

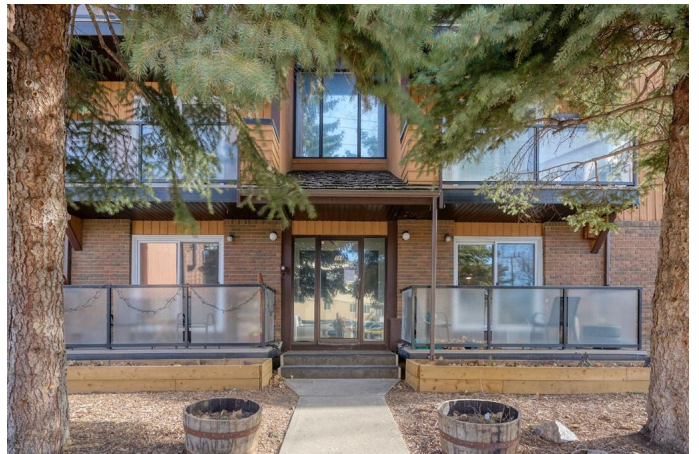
Sunnyside, Calgary, Alberta

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 – Close to downtown and transit for a stress-free commute.

Students – Easy access to public transportation and nearby schools.

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

Investors – High-demand rental location with solid financial management and great value.

Don't miss out on this fantastic condo in a vibrant, walkable neighborhood – close to parks, top-rated restaurants, and public transportation. Act now before it's gone!

Built in 1978

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2200015          |
| Price          | \$229,999         |
| 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 | 57              |
| Zoning         | M-CG            |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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