

\$369,900 - 408, 235 9a Street Nw, Calgary

MLS® #A2205100

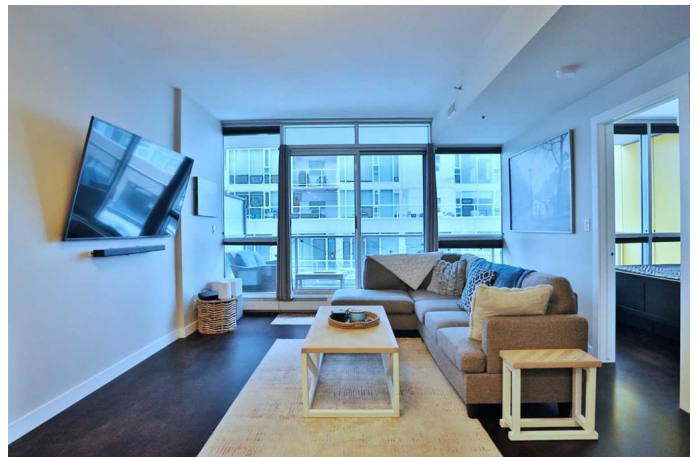
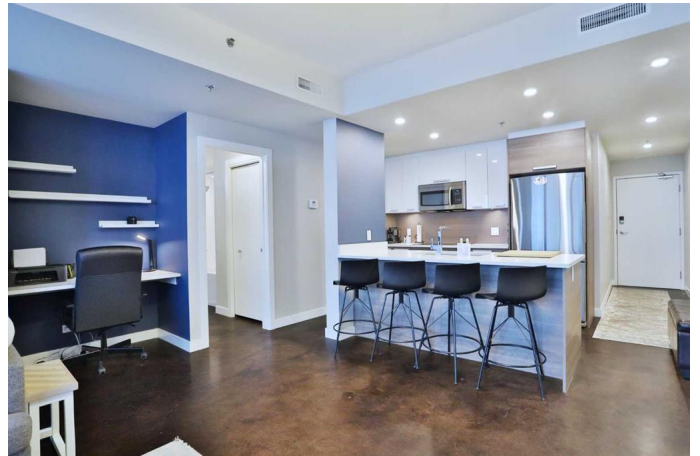
\$369,900

1 Bedroom, 1.00 Bathroom, 668 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Now is your chance to make your new home in this stunning condo in the popular PIXEL project in Sunnyside, built by renowned Battistella Developments within walking distance to the Sunnyside LRT station & trendy Kensington district. Beautiful modern style in this wonderful freshly repainted 1 bedroom unit, located on the 4th floor unit of this air-conditioned concrete building...with polished concrete floors throughout, updated lighting, titled underground parking & West-facing balcony with partial downtown views—plus access to an amazing rooftop terrace with jaw-dropping views of the downtown skyline, river & horizon. Fantastic contemporary design featuring an expanse of windows, open concept living/dining room with built-in desk & sleek kitchen with quartz counters & full-height cabinetry, custom rolling drawers & upgraded Frigidaire/Samsung stainless steel appliances including cooktop stove & built-in oven. The bedroom is a terrific size & features built-in organizers in the large closet. The well-appointed bathroom has quartz counters, built-in shelving & shower/bathtub with floor-to-ceiling tile surround. Convenient insuite laundry with stacking Samsung washer & dryer, & you™ll just love the huge insuite storage room. Covered full-width West-facing balcony complete with natural gas line for your BBQ. For your exclusive use is the titled parking stall in the underground parkade. Residents of PIXEL also have access to the bike storage



room & the rooftop terrace with raised garden beds & benches, fireplace & breathtaking views of the city, river & downtown. Here in this prime inner city location just minutes to river pathways & downtown, & walking distance to shopping, restaurants & cafes, boutiques & neighbourhood amenities.

Built in 2014

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2205100 |
| Price | \$369,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 668 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 408, 235 9a Street Nw |
| Subdivision | Sunnyside |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 4H7 |

Amenities

| | |
|----------------|---|
| Amenities | Visitor Parking, Roof Deck, Secured Parking |
| Parking Spaces | 1 |
| Parking | Underground, Parkade, Titled |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan, Quartz Counters, Storage |
| Appliances | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard |
| Cooling | Central Air |
| # of Stories | 8 |
| Basement | None |

Exterior

| | |
|-------------------|-------------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof | Membrane |
| Construction | Brick, Concrete, Metal Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 35 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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.