



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**235 9A Street #111, Calgary T2N 4H7**

MLS® #: **A2109074**

Area: **Sunnyside**

Listing Date: **02/20/24**

List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 13-May**

Association: **Fort McMurray**



#### General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2014**

#### Lot Information

Lot Sz Ar:  
Lot Shape:

#### Finished Floor Area

Abv Sqft: **1,065**  
Low Sqft:  
Ttl Sqft: **1,065**

#### DOM

**89**

#### Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Multi Level Unit**

#### Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Heated Garage,Off Street,Parkade,Titled,Underground**

#### Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Storage**

Construction: **Concrete**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Quartz Counters**  
Utilities:

#### Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>10`3" x 11`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 11`8"</b>
<b>Entrance</b>	<b>Main</b>	<b>16`0" x 3`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`10" x 11`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>14`10" x 11`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>				

#### Legal/Tax/Financial

Condo Fee:  
**\$650**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1410120**

Remarks

Pub Rmks: **Back on the Market! Welcome to your dream urban oasis, a spectacular townhome that epitomizes the best of city living. This exquisite 2-bedroom, 2-bathroom condo spans an impressive 1065 sqft and is designed for those who appreciate the finer things in life. With air-conditioning throughout and a private patio, comfort and luxury are at the forefront of this home's design. Nestled in the heart of Kensington, this property positions you just steps away from the vibrant Bow River, offering breathtaking views and an unparalleled connection to nature amidst the city's hustle and bustle. The expansive windows flood the space with natural light, creating a bright and inviting atmosphere that seamlessly blends indoor and outdoor living. For food enthusiasts and social butterflies alike, Kensington delivers with its array of top-notch restaurants, lively pubs, and boutique shops all within walking distance. Fitness aficionados will revel in the convenience of nearby gym facilities, bike paths, and river pathways perfect for morning jogs or leisurely strolls. Located in PIXEL by Battistella, a concrete, green-built development that welcomes pets (with approval), this townhome caters to a sustainable lifestyle without compromising on style or comfort. Plus, with easy access to the LRT station and Safeway just one block away, your daily commute and errands are simpler than ever. Don't miss out on this incredible opportunity to live in one of the city's most sought-after neighborhoods. Your urban sanctuary awaits!**

Inclusions:  
Property Listed By: **n/a**  
**RE/MAX Landan Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





