



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**235 9A Street #401, Calgary T2N 1T5**

MLS®#: **A2111136**

Area: **Sunnyside**

Listing Date: **03/01/24**

List Price: **\$509,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-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: **817**  
Low Sqft:  
Ttl Sqft: **817**

DOM

**79**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Boiler**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete**  
Flooring: **Concrete**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting**  
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>16`7" x 13`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 8`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 5`5"</b>	<b>Office</b>	<b>Main</b>	<b>5`6" x 4`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 10`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`10" x 9`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:  
**\$559**

Title:  
**Fee Simple**

Zoning:  
**DC**

Legal Desc:	1410120	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Imagine yourself in this stunning CORNER unit at Pixel, where modern luxury meets comfort. As you step inside, you'll be greeted by the spacious living room, dining area, and kitchen, all bathed in natural light pouring in from the East and South-facing floor-to-ceiling windows. The sleek, industrial-chic design is enhanced by quartz countertops, polished concrete floors, and custom roller blinds. The chef-inspired kitchen boasts two-tone brown and tiger wood cabinetry, stainless steel appliances, and a reverse osmosis filtration system for added convenience. Ample storage and counter space make meal prep and entertaining a breeze Unwind in the serene living room, where you can take in the unobstructed downtown views. The balcony, with its SE exposure, offers a peaceful retreat for al fresco dining or relaxation, surrounded by natural privacy screens from the trees in warmer months. The primary bedroom is a tranquil oasis, with floor-to-ceiling windows framing the East and South views. Both bedrooms feature generous closet space, and a built-in desk provides a convenient work-from-home nook. The four-piece bathroom is a haven of luxury, complete with quartz countertops, tiger wood cabinets, and a tiled bath Residents will appreciate the secure, titled, and heated underground parking, as well as visitor parking and storage. Central air conditioning ensures a comfortable living space year-round. Additional amenities include secure bike storage rooms on two parking levels and a rooftop patio with breathtaking views, perfect for relaxing with a drink or a good book. This brilliant Sunnyside location puts you just steps from the LRT, Kensington amenities, and an easy commute to downtown, SAIT, and U of C.</p>		
Inclusions:	n/a		
Property Listed By:	Royal LePage Mission Real Estate		

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











