

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

MLS®#: **A2133670**      Area: **Sunnyside**      Listing **06/06/24**      List Price: **\$530,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 13-Nov**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **See Remarks**  
 Park Feat: **Heated Garage, Off Street, Parkade, Titled, Underground**

Finished Floor Area

Abv Sqft: **1,058**  
 Low Sqft:  
 Ttl Sqft: **1,058**

DOM

**198**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Rubber**      Construction: **Concrete**  
 Heating: **Baseboard**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Storage**      Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>39`1" x 37`2"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>41`3" x 37`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>18`1" x 10`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>26`0" x 24`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>37`2" x 35`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>40`5" x 37`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>39`8" x 25`2"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$724

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1410120

Remarks

Pub Rmks: **Welcome to your dream urban oasis, an exceptional townhome that embodies the essence of city living. This stunning 2-bedroom, 2-bathroom townhome encompasses 1065 sqft, offering a refined living experience for those with a taste for luxury. With air-conditioning throughout and a private patio, this home prioritizes comfort and elegance. Situated in the heart of Kensington, you are mere steps from the vibrant Bow River, providing breathtaking views and a unique connection to nature amidst the urban landscape. The expansive windows ensure the space is bathed in natural light, creating a bright and welcoming atmosphere that harmoniously merges indoor and outdoor living. Kensington is a haven for food lovers and socialites, boasting an array of premier restaurants, lively pubs, and boutique shops all within walking distance. Fitness enthusiasts will appreciate the proximity to gyms, bike paths, and river pathways, ideal for morning runs or leisurely walks. Located in PIXEL by Battistella, a concrete, green-built development that is pet-friendly (with approval), this townhome promotes a sustainable lifestyle without sacrificing style or comfort. Additionally, the LRT station and Safeway are just a block away, simplifying your daily commute and errands. Seize this incredible opportunity to reside in one of the city's most coveted neighborhoods. Your urban sanctuary is waiting for you!**

Inclusions: N/A  
Property Listed By: Real Broker

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













