

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

MLS® #: **A2133670**      Area: **Sunnyside**      Listing Date: **06/06/24**      List Price: **\$575,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$25k, 18-Jul**      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:

Finished Floor Area  
 Abv Sqft: **1,058**  
 Low Sqft:  
 Ttl Sqft: **1,058**

DOM

**114**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

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

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
Living Room	Main	11`11" x 11`4"	Kitchen With Eating Area	Main	12`7" x 11`4"
Foyer	Main	5`6" x 3`4"	4pc Bathroom	Main	7`11" x 7`7"
Bedroom - Primary	Second	11`4" x 10`10"	Bedroom	Second	12`4" x 11`5"
4pc Bathroom	Second	12`1" x 7`8"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$724

Fee Simple  
Fee Freq:  
Monthly

DC

Legal Desc: 1410120

Remarks

Pub Rmks: **\*\*COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY SEPTEMBER 21 FROM 1-4PM\*\*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! 3 MONTHS OF CONDO FEES COVERED IF AN OFFER IS ACCPETED BY OCTOBER 7TH!**

Inclusions: N/A  
Property Listed By: Real Broker

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







