



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**235 9A Street #805, Calgary T2N 4H7**

MLS®#: **A2140267**

Area: **Sunnyside**

Listing Date: **06/11/24**

List Price: **\$925,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2013**

Finished Floor Area

Abv Sqft: **1,393**

Low Sqft:

Ttl Sqft: **1,393**

DOM

**17**

Layout

Beds: **2 (2 )**

Baths: **2.5 (2 1)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Hot Water,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

**Concrete,Metal Siding**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 6`5"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`3" x 10`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`4" x 12`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 12`6"</b>
<b>Office</b>	<b>Main</b>	<b>9`11" x 9`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 5`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`10" x 9`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`0" x 15`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>22`1" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>18`0" x 13`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$974**

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

Zoning:  
**DC**

Legal Desc: **1410120**

Remarks

Pub Rmks: **Welcome to executive PENTHOUSE living in one of the most sought-after communities in all of downtown Calgary. This Sunnyside unit, hosted by The Pixel, boasts panoramic views from all bedrooms and is situated in a building that is arguably developed by one of the best builders in all of Calgary. Walking into this penthouse you are immediately greeted by luxury. 11-foot ceilings open up into an entertainers dream come true. The kitchen will appeal to your culinary desires with a space that is sleek, stylish & functional; while also including a gas range, 2-toned cabinets, a wine fridge and a peninsula. This unit offers a total of 2 bedrooms and 2.5 bathrooms while also having a beautiful office space that can double as a third bedroom if needed. And if all of that isn't enough, you will also get the privilege of owning 2 parking stalls and additional storage. This is a home that will leave you truly breathless from every angle and every balcony! Here's your chance to get a taste of luxury penthouse living.**

Inclusions:  
Property Listed By: **NA**  
**eXp Realty**

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





















