



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**235 9A Street #610, Calgary T2N 4H7**

MLS® #: **A2182265**

Area: **Sunnyside**

Listing Date: **12/05/24**

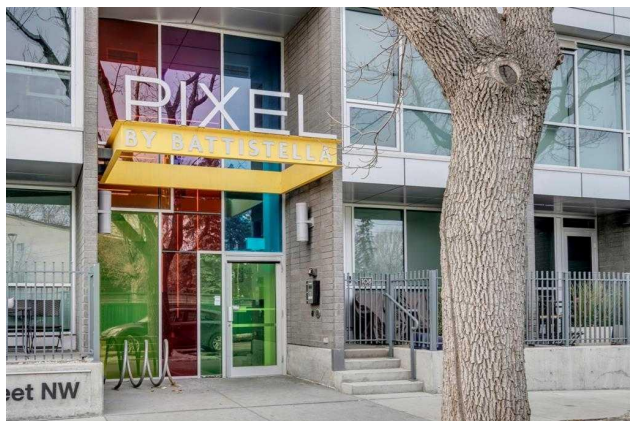
List Price: **\$399,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **659**  
Low Sqft:  
Ttl Sqft: **659**

DOM

**48**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat:  
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Closet Organizers, No Animal Home, See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 13`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`4" x 16`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`10" x 9`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`6" x 9`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$458**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC**

Legal Desc:

1410120

Monthly

Remarks

Pub Rmks:

**Welcome to Sunnyside - The PIXEL is a quiet concrete building located in the heart of Kensington and steps to the Bow River! This spacious 1-bedroom + den is flooded with natural light thanks to expansive floor-to-ceiling windows, a south-west orientation, and a 20' wide balcony spanning the width of the entire condo! Modern and inviting finishes include polished concrete floors throughout and a well-appointed kitchen with full-height cabinetry + quartz counters. The living area is large enough to accommodate multiple seating arrangements including plenty of space for a dining table. For those seeking a dedicated home office, the den provides numerous options for homeowners: office, secondary closet, exercise/zen room, or additional storage. In addition to titled storage and parking, there are several secured bicycle storage rooms + tons of visitor parking (underground). This very pet friendly building also has a seasonal rooftop patio with exceptional views over downtown + central A/C for hot Summer days. A quick three minute walk to transit + All the fabulous local shops and restaurants are right at your fingertips in this vibrant community!**

Inclusions:

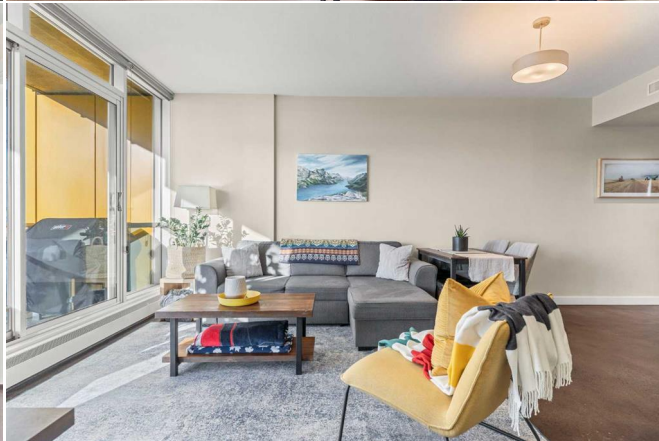
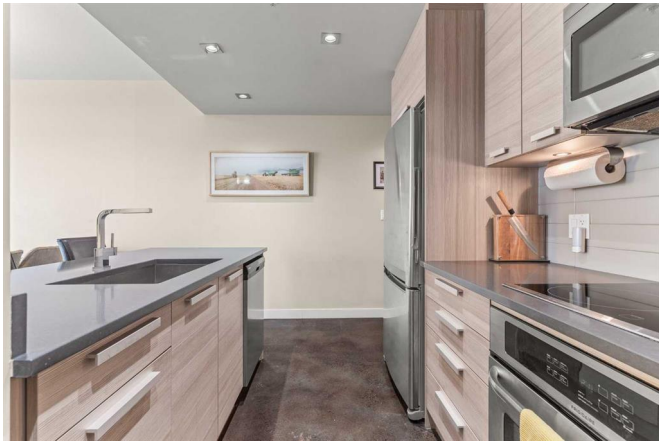
**None**

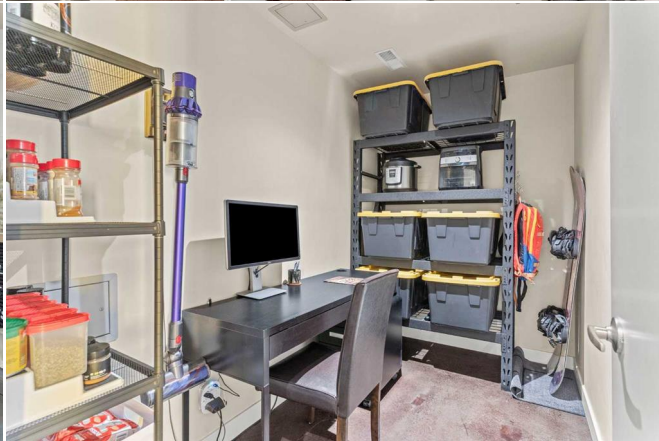
Property Listed By:

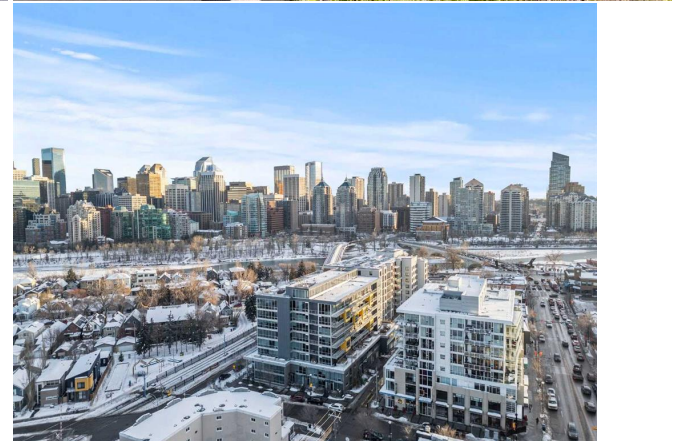
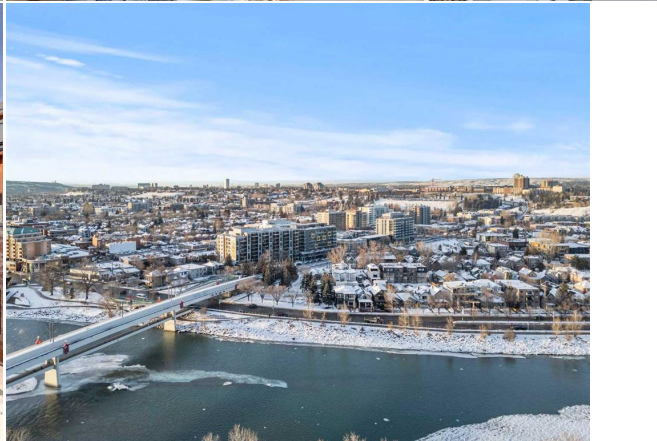
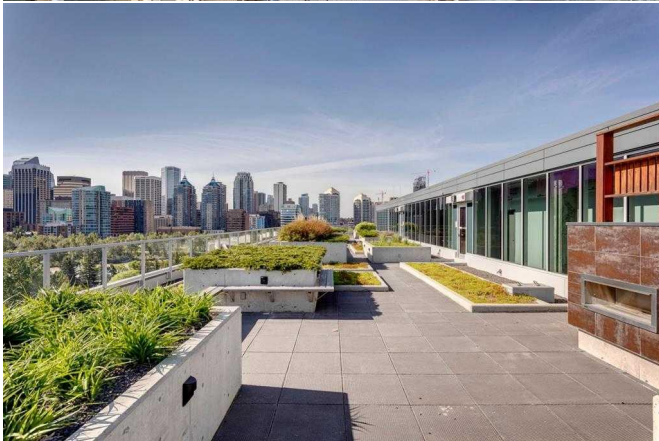
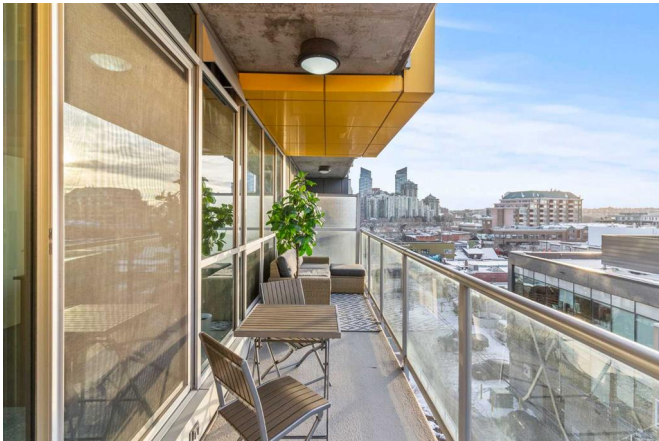
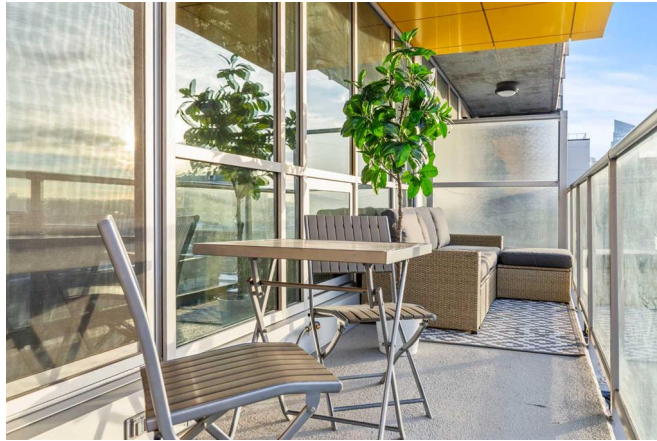
**Charles**

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











610-235 9a St NW, Calgary, AB

Main Floor Interior Area 659.13 sq ft

