



THE
A-TEAM

**RE/MAX
FIRST**

235 9A Street #610, Calgary T2N 4H7

MLS® #: **A2182265**

Area: **Sunnyside**

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

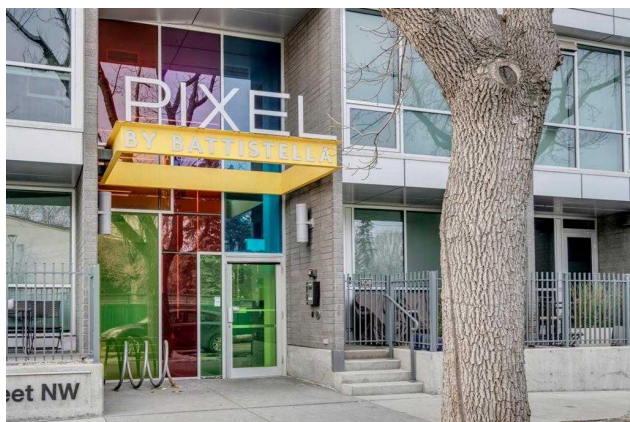
List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **659**
Low Sqft:
Ttl Sqft: **659**

Parkade, Underground

DOM

16
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

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

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 |
|--------------------------|-------------|---------------------|---------------------|-------------|----------------------|
| Kitchen | Main | 8`6" x 13`6" | 4pc Bathroom | Main | 0`0" x 0`0" |
| Dining Room | Main | 8`4" x 16`0" | Living Room | Main | 13`10" x 9`8" |
| Bedroom - Primary | Main | 9`6" x 9`3" | | | |

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:

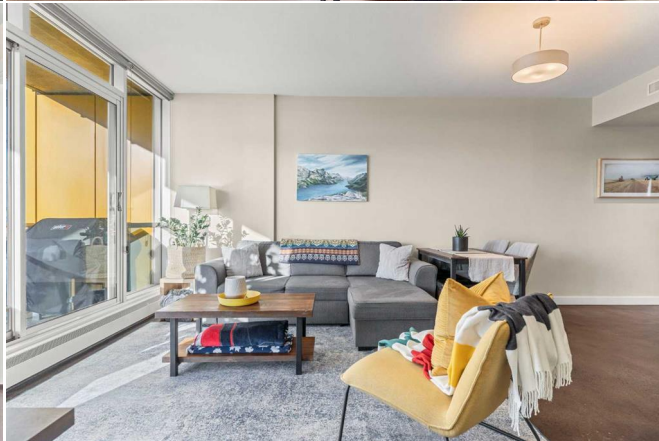
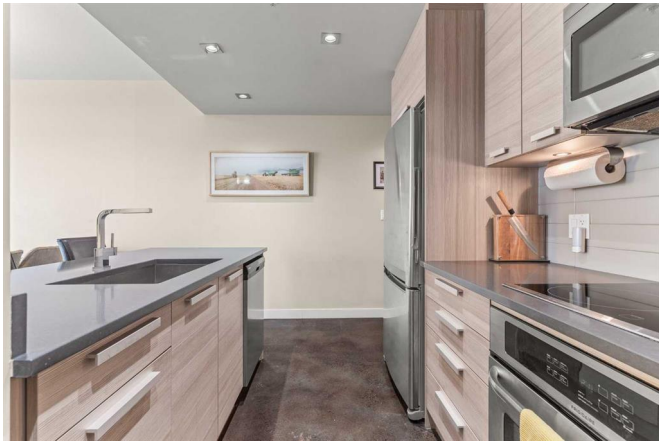
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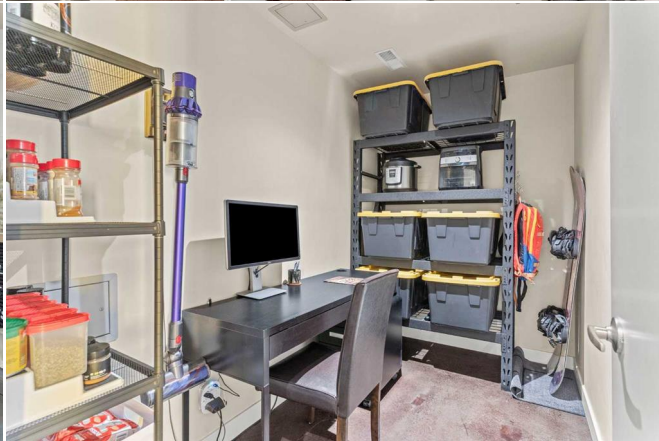
Property Listed By:

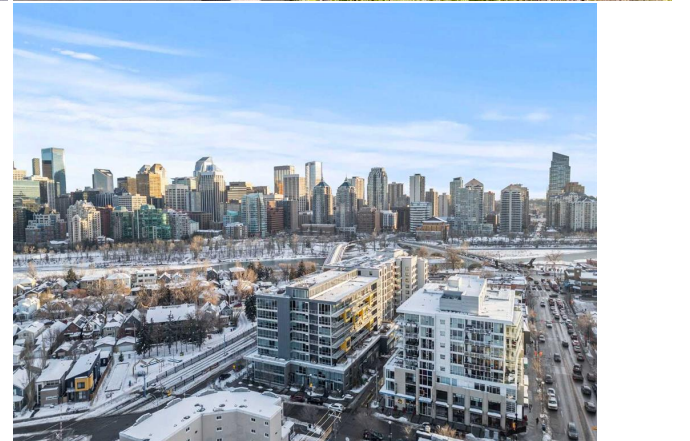
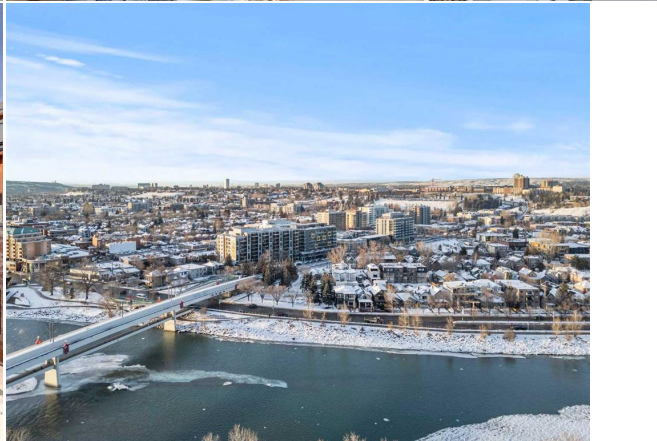
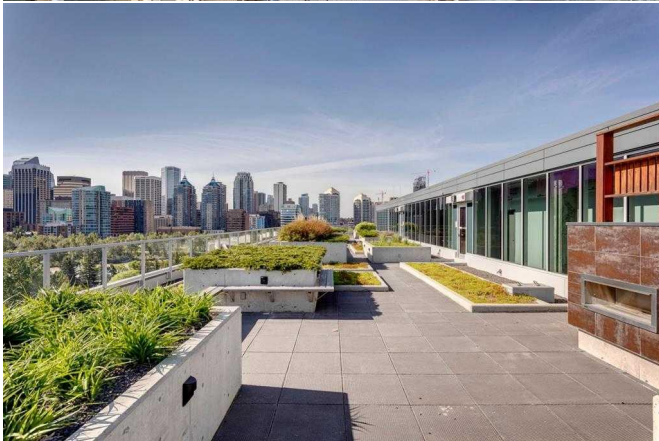
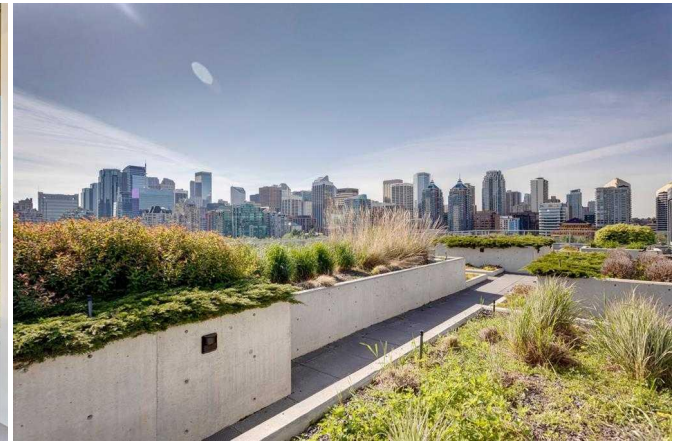
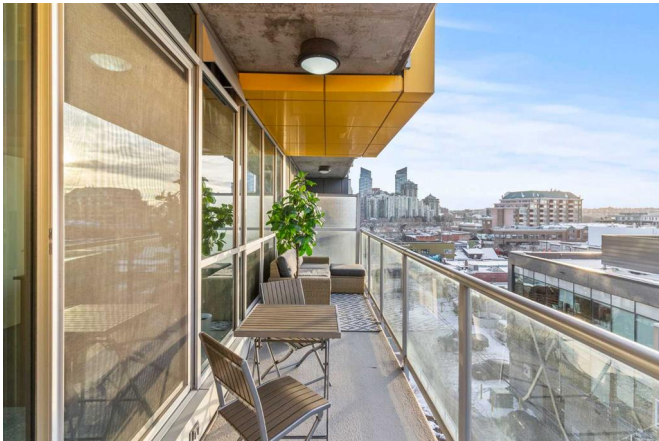
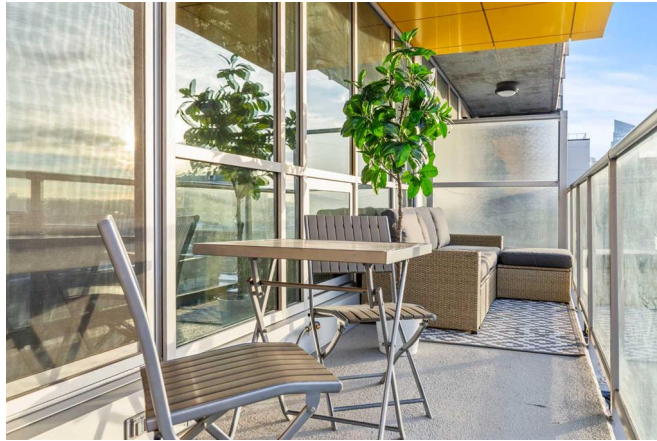
Charles

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

