



THE
A-TEAM

**RE/MAX
FIRST**

235 9A Street #408, Calgary T2N 4H7

MLS® #: **A2184950**

Area: **Sunnyside**

Listing Date: **01/09/25**

List Price: **\$389,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **668**
Low Sqft:
Ttl Sqft: **668**

DOM

13
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

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

Utilities and Features

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

Construction: **Brick,Concrete,Metal Siding**
Flooring: **Concrete**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Open Floorplan,Quartz Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main		Living Room	Main	13`5" x 10`0"
Dining Room	Main	16`1" x 8`3"	Kitchen	Main	13`6" x 8`6"
Bedroom - Primary	Main	9`11" x 9`8"	Laundry	Main	3`7" x 2`10"

Legal/Tax/Financial

Condo Fee:
\$453

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

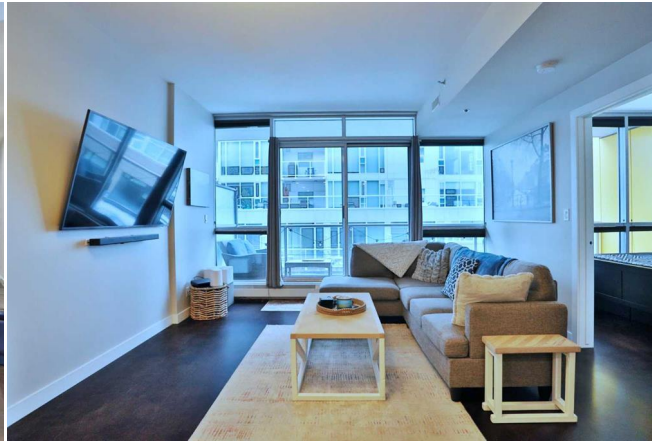
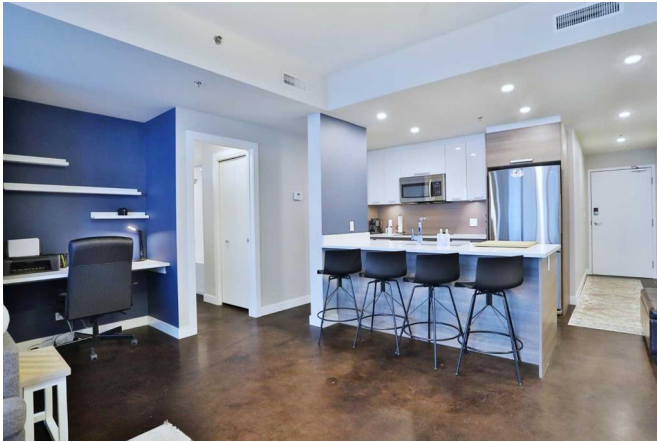
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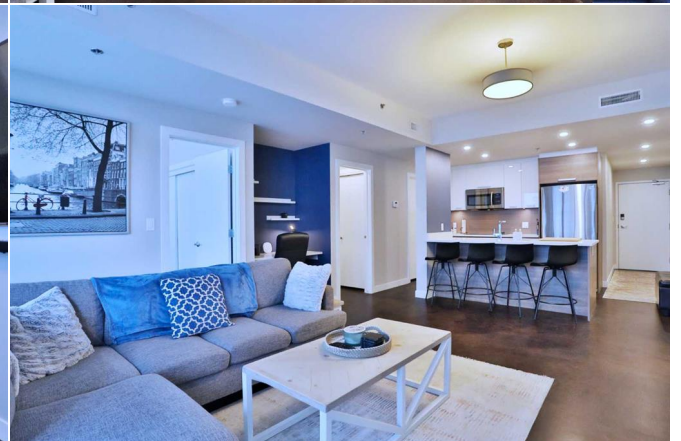
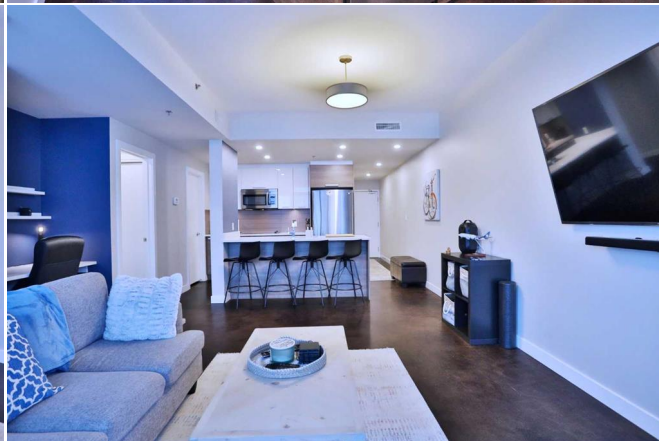
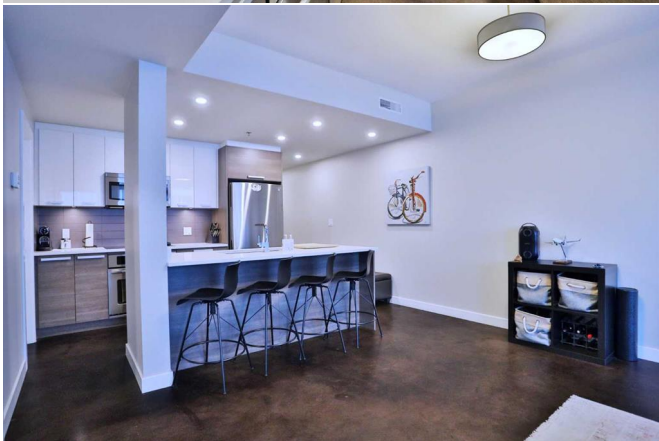
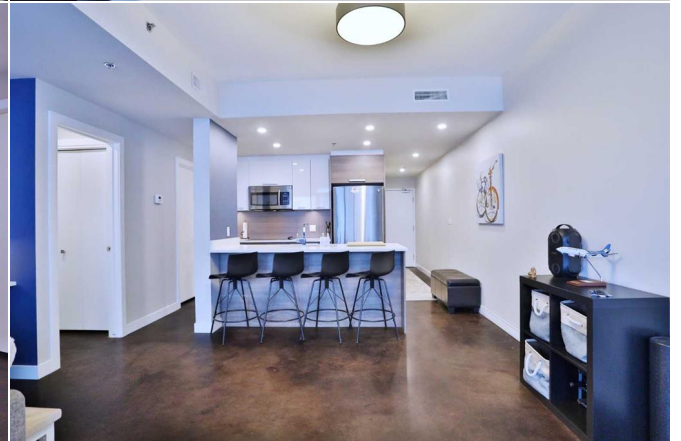
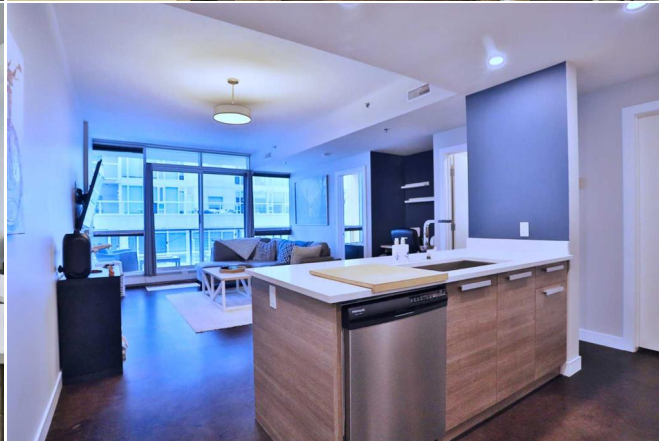
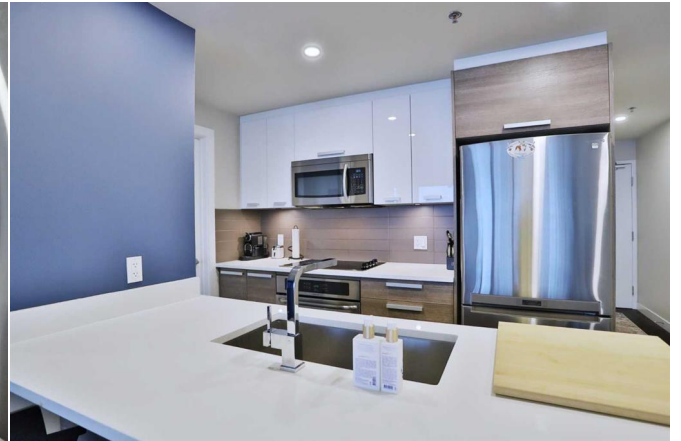
Remarks

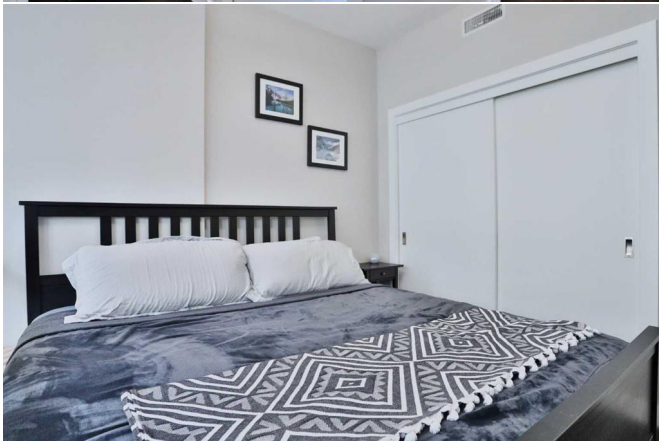
Pub Rmks: **Now is your chance to make your new home in this stunning condo in the popular PIXEL project in Sunnyside, built by renowned Battistella Developments within walking distance to the Sunnyside LRT station & trendy Kensington district. Beautiful modern style in this wonderful freshly repainted 1 bedroom unit, located on the 4th floor unit of this air-conditioned concrete building...with polished concrete floors throughout, updated lighting, titled underground parking & West-facing balcony with partial downtown views...plus access to an amazing rooftop terrace with jaw-dropping views of the downtown skyline, river & horizon. Fantastic contemporary design featuring an expanse of windows, open concept living/dining room with built-in desk & sleek kitchen with quartz counters & full-height cabinetry, custom rolling drawers & upgraded Frigidaire/Samsung stainless steel appliances including cooktop stove & built-in oven. The bedroom is a terrific size & features built-in organizers in the large closet. The well-appointed bathroom has quartz counters, built-in shelving & shower/bathtub with floor-to-ceiling tile surround. Convenient insuite laundry with stacking Samsung washer & dryer, & you'll just love the huge insuite storage room. Covered full-width West-facing balcony complete with natural gas line for your BBQ. For your exclusive use is the titled parking stall in the underground parkade. Residents of PIXEL also have access to the bike storage room & the rooftop terrace with raised garden beds & benches, fireplace & breathtaking views of the city, river & downtown. Here in this prime inner city location just minutes to river pathways & downtown, & walking distance to shopping, restaurants & cafes, boutiques & neighbourhood amenities.**

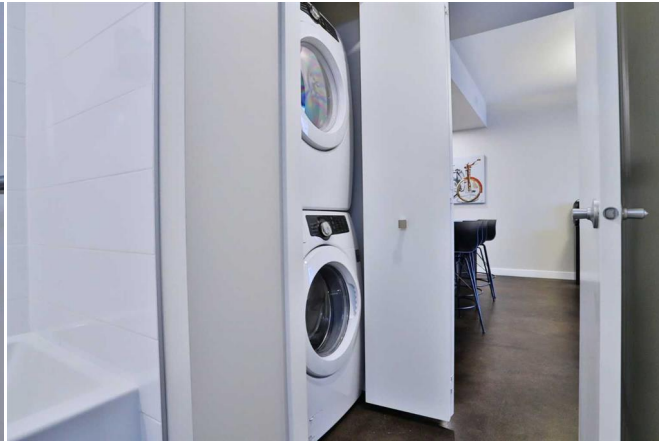
Inclusions:
Property Listed By: **Royal LePage Benchmark**

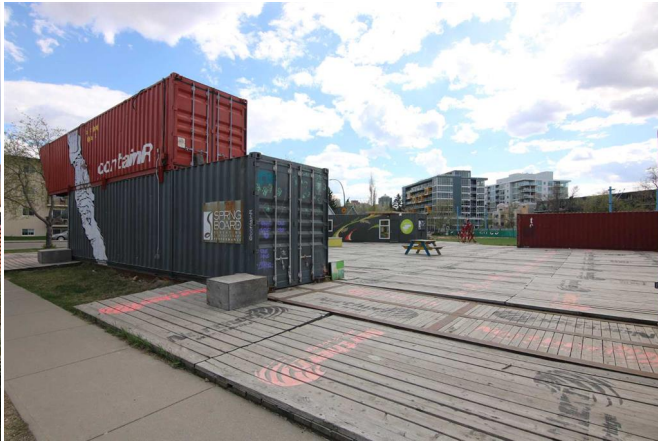
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





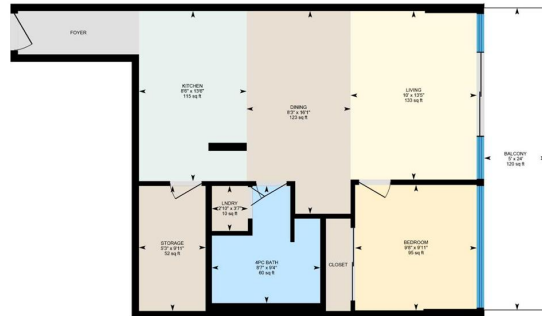






408-235 9a St NW, Calgary, AB

Main Floor Interior Area 668.65 sq ft



PREPARED: 2025/1/04



While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

