



THE A-TEAM

RE/MAX FIRST

235 9A Street #111, Calgary T2N 4H7

MLS® #: A2188200 Area: Sunnyside Listing Date: 01/30/25 List Price: \$525,000
Status: Active County: Calgary Change: None 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:

Access:

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

Finished Floor Area

Abv Sqft: 1,058
Low Sqft:
Ttl Sqft: 1,058

DOM

2

Layout

Beds: 2 (2)
Baths: 2.0 (2 0)
Style: 2 Storey

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Rubber
Heating: Baseboard
Sewer:
Ext Feat: Storage

Construction: Concrete
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Foyer, Bedroom - Primary, and 4pc Bathroom.

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 FEBRUARY 1ST FROM 2-4PM**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!**

Inclusions: N/A
Property Listed By: Real Broker

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









