

# \$465,000 - 403, 235 9a Street Nw, Calgary

MLS® #A2224055

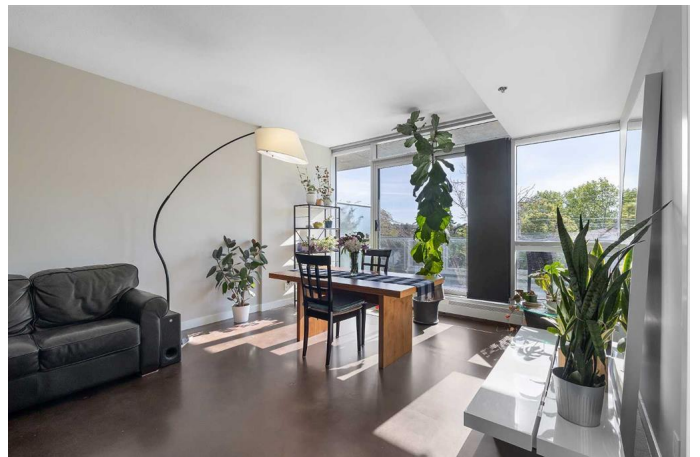
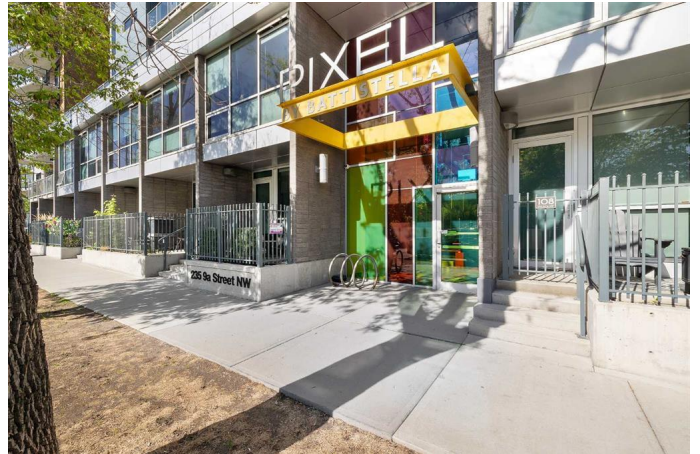
## \$465,000

1 Bedroom, 1.00 Bathroom, 729 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to The Pixel located in the heart of Kensington. Amazing location, close to shopping, dining, entertainment, as well as the trendy shops, coffee shops, and restaurants of Kensington. This executive one bedroom plus den unit offers outstanding City and River Views! This stunning unit features 9-foot ceilings, polished concrete flooring, air conditioning, and floor-to-ceiling windows exhibiting plenty of natural light throughout. The gourmet contemporary kitchen includes a built-in cooktop stove, built-in oven, and glossy white cabinets. The open concept floor plan boasts elegant quartz countertops overlooking the dining room and living room and allows you to entertain as you cook for your guests. The living room features patio doors leading to your private covered full-width balcony offering beautiful City Views. The bedroom is airy and bright with floor-to-ceiling windows. The bedroom is also very spacious, and can accommodate a king size bed, and additional dressers. The main bathroom is both sleek and practical with a deep soaker tub, linen storage, and the convenience of an in-suite washer & dryer. The den is a versatile flex space, large enough for both a desk and a twin bed for guests. This unit comes with a titled parking stall and a titled storage unit. This vibrant building has a warm and inviting lobby, bicycle storage room, a Rooftop Patio with stunning City Views, and plenty of Underground Visitor Parking! Conveniently located with easy access to major



thoroughfares, public transportation, shopping, restaurants, grocery stores, coffee shops, parks, just steps to the C-Train and only minutes to downtown. Don't miss this opportunity to own this beautiful home!

Built in 2014

### Essential Information

MLS® #	A2224055
Price	\$465,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	729
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	403, 235 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4H7

### Amenities

Amenities	Bicycle Storage, Elevator(s), Roof Deck, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood

	Fan, Refrigerator, Washer
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	8

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Metal Siding

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	10
Zoning	DC

### Listing Details

Listing Office	Century 21 Bravo Realty
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