



## 235 9A Street Calgary Alberta

\$399,900

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! (id:6769)

Kitchen 8.50 Ft x 13.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Dining room 8.33 Ft x 16.00 Ft

Living room 13.83 Ft x 9.67 Ft

Primary Bedroom 9.50 Ft x 9.25 Ft

Listing Presented By:



Originally Listed by:  
Charles

<http://www.martibogue.com/>



CIR

**REALTY**

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