



235 9A Street Calgary Alberta

\$323,000

Stunning views, exceptional privacy and an unbeatable Sunnyside location! Discover contemporary inner-city living in this beautifully maintained 5th-floor condo, perfectly positioned in a sought-after, well-managed CONCRETE building. Featuring spectacular floor-to-ceiling windows, expansive neighbourhood views and a private north-facing balcony with no neighbouring buildings directly obstructing your outlook, this home offers a rare combination of privacy, natural light and urban convenience. Step inside to a bright, spacious open-concept design featuring polished concrete floors, central air conditioning and modern finishes throughout. The inviting living area is flooded with natural light and extends seamlessly onto the private balcony, an ideal spot to enjoy your morning coffee, summer BBQs or simply unwind while taking in the views. A thoughtfully designed built-in office nook provides the perfect space for working from home or studying. The contemporary kitchen is both stylish and functional, showcasing quartz countertops, full-height two-tone cabinetry, stainless steel appliances and a generous peninsula with breakfast bar seating, perfect for casual dining and entertaining. The spacious bedroom features a large closet with custom built-ins, while a beautifully appointed bathroom, convenient in-suite laundry and an oversized interior storage room complete this exceptionally well-designed home. Adding to the appeal are two titled extras: underground parking and a separate storage locker, along with secure bicycle storage. Residents also enjoy access to an incredible rooftop terrace featuring a fireplace, comfortable seating areas and breathtaking panoramic views of the downtown skyline and Bow River. It's the perfect setting to entertain friends, relax on a summer evening or enjoy the spectacular city surroundings. And the location is simply outstanding! Situated ...

4pc Bathroom 9.42 Ft x 8.58 Ft

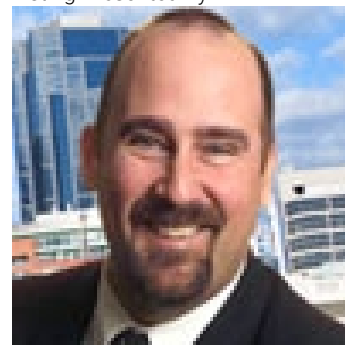
Bedroom 9.92 Ft x 10.50 Ft

Kitchen 10.50 Ft x 8.67 Ft

Living room 13.83 Ft x 18.50 Ft

Office 2.25 Ft x 4.42 Ft

Listing Presented By:



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