

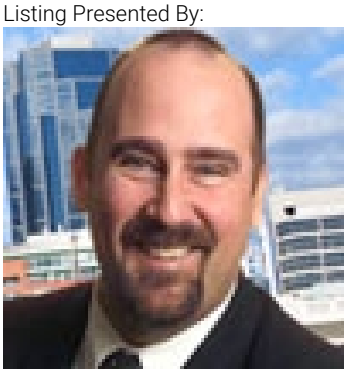

# 235 9A Street Calgary Alberta

$434,900

WELCOME to THE PIXEL in the HEART OF SUNNYSIDE, where CALGARY'S BEST is right outside your door!!! STEPS FROM KENSINGTON'S SHOPS, RESTAURANTS + CAFES, BOW RIVER PATHWAYS + SUNNYSIDE LRT, this is INNER-CITY LIVING AT ITS FINEST! Offering 995 SQ. FT. across TWO LEVELS, this CONTEMPORARY CONDO feat. 2 BEDROOMS, 1.5 BATHROOMS, TITLED UNDERGROUND PARKING, TITLED STORAGE + a PRIVATE GATED PATIO w/its own STREET-LEVEL ENTRANCE! Enjoy the FEEL OF A TOWNHOUSE w/the convenience of condo living, minutes from DOWNTOWN CALGARY! Enjoy dinner in Kensington, meet friends for coffee or spend weekends exploring the river pathways, all without needing the car!Enter through the PRIVATE 8'5" x 8'2" PATIO into a welcoming FOYER, where HIGH CEILINGS, DARK HARDWOOD FLOORING + an OPEN-CONCEPT DESIGN make an immediate impression! The LIVING ROOM welcomes NATURAL LIGHT through FLOOR-TO-CEILING WINDOWS w/ROLLER BLINDS, while TRACK LIGHTING + FLOATING SHELVES enhance the modern interior. An efficient layout offers room to unwind, entertain friends or enjoy a quiet evening, w/a seamless connection to the kitchen. Your GATED PATIO is perfect for morning coffee, fresh air + the freedom to come + go directly from the street!The KITCHEN delivers STYLE + FUNCTION w/SLEEK TWO-TONE CABINETRY, GLOSSY UPPER CABINETS, WOOD-GRAIN LOWER CABINETS, QUARTZ COUNTERTOPS + a WHITE TILE BACKSPLASH! A CENTRE ISLAND w/EXTENDED BREAKFAST BAR adds prep space, storage + casual seating, ideal for cooking + entertaining. STAINLESS STEEL APPLIANCES incl. a GAS STOVE, FRENCH-DOOR FRIDGE, MICROWAVE + DISHWASHER, complemented by RECESSED + UNDER-CABINET LIGHTING! A MAIN-FLOOR 2-PC BATHROOM adds personality w/GEOMETRIC WALL DECALS, a VESSEL SINK + WOOD-GRAIN VANITY.Upstairs, the PRIMARY BEDROOM is a peaceful retreat w/LARGE WINDOWS, NATURAL LIGHT + TREED VIEWS! Soft carpeting + a WALK-THROUGH CLOSET w/STORAGE ON BOTH SIDES a...

Primary Bedroom 11.42 Ft x 10.67 Ft
Other 8.17 Ft x 6.17 Ft
4pc Bathroom 8.17 Ft x 4.92 Ft
Bedroom 11.50 Ft x 11.42 Ft
Living room 11.58 Ft x 11.42 Ft
Kitchen 12.83 Ft x 11.42 Ft
Foyer 8.00 Ft x 2.67 Ft
2pc Bathroom 8.17 Ft x 3.42 Ft

Listing Presented By:



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Laundry room 3.08 Ft x 2.83 Ft

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