

# \$369,900 - 408, 235 9a Street Nw, Calgary

MLS® #A2205100

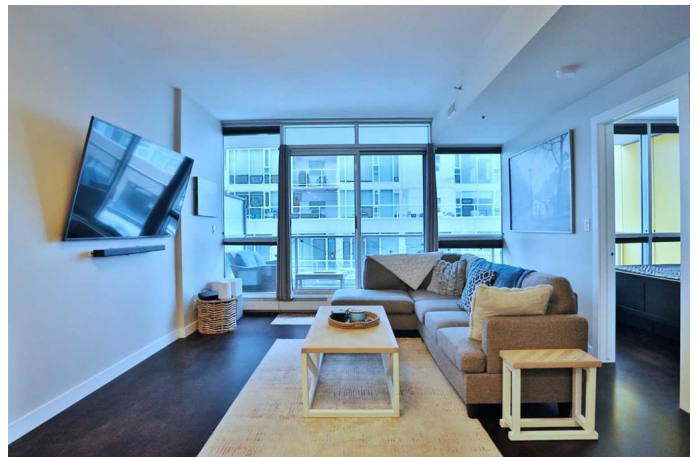
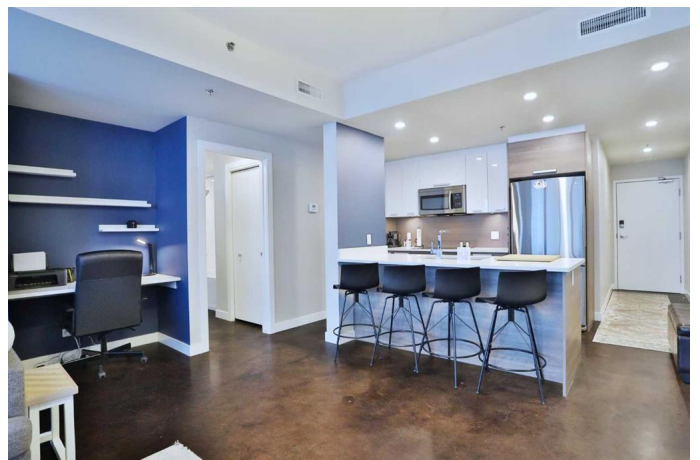
**\$369,900**

1 Bedroom, 1.00 Bathroom, 668 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Now is your chance to make your new home in this stunning condo in the popular PIXEL project in Sunnyside, built by renowned Battistella Developments within walking distance to the Sunnyside LRT station & trendy Kensington district. Beautiful modern style in this wonderful freshly repainted 1 bedroom unit, located on the 4th floor unit of this air-conditioned concrete building...with polished concrete floors throughout, updated lighting, titled underground parking & West-facing balcony with partial downtown views—plus access to an amazing rooftop terrace with jaw-dropping views of the downtown skyline, river & horizon. Fantastic contemporary design featuring an expanse of windows, open concept living/dining room with built-in desk & sleek kitchen with quartz counters & full-height cabinetry, custom rolling drawers & upgraded Frigidaire/Samsung stainless steel appliances including cooktop stove & built-in oven. The bedroom is a terrific size & features built-in organizers in the large closet. The well-appointed bathroom has quartz counters, built-in shelving & shower/bathtub with floor-to-ceiling tile surround. Convenient insuite laundry with stacking Samsung washer & dryer, & you™ll just love the huge insuite storage room. Covered full-width West-facing balcony complete with natural gas line for your BBQ. For your exclusive use is the titled parking stall in the underground parkade. Residents of PIXEL also have access to the bike storage



room & the rooftop terrace with raised garden beds & benches, fireplace & breathtaking views of the city, river & downtown. Here in this prime inner city location just minutes to river pathways & downtown, & walking distance to shopping, restaurants & cafes, boutiques & neighbourhood amenities.

Built in 2014

### **Essential Information**

MLS® #	A2205100
Price	\$369,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	668
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	408, 235 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4H7

### **Amenities**

Amenities	Roof Deck, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground
# of Garages	1

### **Interior**

Interior Features	Open Floorplan, Quartz Counters, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	8
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Membrane
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 25th, 2025
Days on Market	41
Zoning	DC

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.