

608, 235 9A Street NW
Calgary, Alberta

MLS # A2307676



\$355,000

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	718 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 512
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Quartz Counters		

Inclusions: N/A

This sparkling clean, bright condo is sure to impress! Ideally located in sought-after Sunnyside, you're just steps from boutique shopping, groceries, exceptional restaurants and pubs, schools, Southern Alberta Institute of Technology, the scenic Bow River pathway system, transit, and an easy walk to downtown. You'll also appreciate the quick access to the University of Calgary and Foothills Medical Centre. Inside, the thoughtfully designed layout features a spacious living and dining area filled with natural light from floor-to-ceiling windows and includes a convenient built-in workstation. The stylish, functional kitchen offers a breakfast bar, stainless steel appliances (including a brand-new dishwasher), beautiful quartz countertops, and ample prep space—perfect for both everyday living and entertaining. The generously sized bedroom features an excellent closet organizing system, while the versatile den provides the ideal flex space for a home office or guest area. Step outside to your private patio, complete with a gas line for your BBQ—an inviting place to relax and enjoy the surrounding neighbourhood. Additional highlights include modern polished concrete floors that contribute to the building's quiet ambiance, in-suite laundry, a titled underground parking stall, and a titled storage locker. Pixel also offers ample underground visitor parking and secure bike storage. A true standout feature is the stunning rooftop patio, where you can take in panoramic city and river views while enjoying comfortable seating areas and a cozy gas fireplace—perfect for relaxing or entertaining. Exceptionally clean, well-maintained, and welcoming, this pet-friendly building (board approval required) offers an outstanding opportunity for first-time buyers, downsizers seeking a "lock-and-leave" lifestyle, investors, or anyone looking to

enjoy vibrant inner-city living.