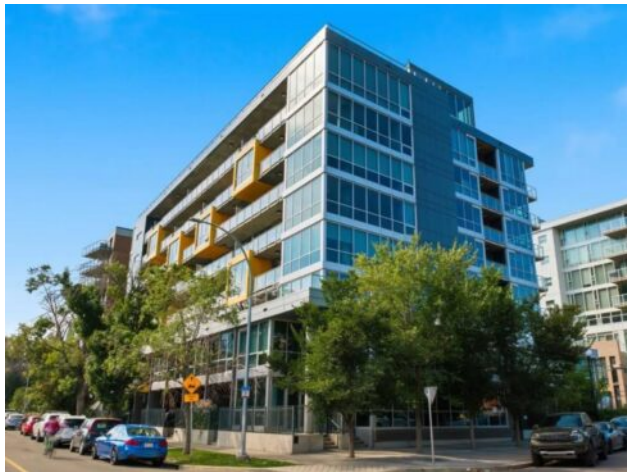


506, 235 9A Street NW
Calgary, Alberta

MLS # A2341461



\$352,500

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	640 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 468
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	window coverings		

One of the best views in this well managed CONCRETE building! Exceptional privacy and an unbeatable inner-city location come together in this immaculate 5th-floor condo in Sunnyside. Dramatic floor-to-ceiling windows showcase expansive neighbourhood views, while the private north-facing balcony offers a rare sense of openness with no immediate buildings compromising the outlook. Truly move-in ready and exceptionally well maintained, this home is located in a well-managed building. Safeway and the CTrain are just one block away, with the University of Calgary easily accessible and Kensington's boutique shops, caf  s and restaurants, the Bow River pathways, Prince's Island Park and downtown all close at hand. With outstanding walkability and convenient transit, you can spend less time commuting and more time enjoying inner-city living. The bright, open-concept interior features polished concrete floors, central air conditioning and an exceptional sense of space and light. The spacious living room opens onto the private balcony, creating a peaceful outdoor retreat for morning coffee, BBQs or evening relaxation. A dedicated built-in office nook provides flexibility for working from home or studying. The stylish kitchen features quartz countertops, two-tone full-height cabinetry, stainless steel appliances and a generous peninsula island with ample seating. The spacious bedroom offers a large closet with built-ins, while a beautifully finished bathroom, in-suite laundry and large storage room complete the interior. Titled underground parking and a titled storage locker add convenience. Also, secure bike storage is an added bonus. The impressive rooftop terrace offers a fireplace, comfortable lounge areas and panoramic skyline and Bow River views—ideal for entertaining or relaxing outdoors. An exceptional opportunity for a

homeowner or investor seeking privacy, views, contemporary style and an outstanding location. With downtown within an easy stroll and the best of Sunnyside and Kensington at your doorstep, this is inner-city living at its finest.