

506, 235 9A Street NW
Calgary, Alberta

MLS # A2353993

\$323,000

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:	N/A		

OPEN HOUSE SATURDAY OCTOBER 24 3-5PM. 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 in the heart of Sunnyside, you're just one block from Safeway and the C-Train station, with the vibrant shops, restaurants and caf  s of Kensington only steps away. Enjoy an easy walk or bike ride to the Bow River pathways, Prince's Island Park and downtown Calgary, while convenient transit connections provide effortless access to the University of Calgary and beyond. Whether you're a first-time buyer, professional, student or investor, this immaculate, move-in-ready condo delivers an exceptional combination of style, privacy, amenities and location. Experience the very best of walkable inner-city living in one of Calgary's most desirable communities!