

\$475,000 - 303, 235 9a Street Nw, Calgary

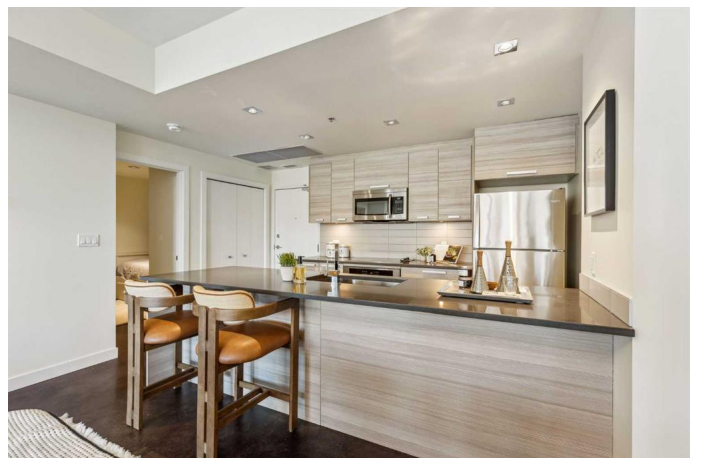
MLS® #A2206116

\$475,000

1 Bedroom, 1.00 Bathroom, 754 sqft
Residential on 0.15 Acres

Sunnyside, Calgary, Alberta

This one-bedroom plus den condo is built for those who want space, style, and convenience in one of Calgary's most vibrant neighborhoods. The standout feature? A massive 300-square-foot terrace—perfect for grilling, entertaining, or just unwinding with a drink in hand. Inside, the wide, open-concept living area (over 14 feet across!) gives this home the feel of a bungalow in the sky. 9-foot ceilings and polished concrete floors add an industrial-chic edge, while floor-to-ceiling windows flood the space with natural light. The kitchen is built for function and style, featuring wood-grain cabinets, a built-in oven, electric cooktop, and quartz countertops. Whether you're cooking for one or hosting a dinner party, the large dining area and breakfast bar offer plenty of seating. The primary bedroom features custom closet solutions, while the main bath is both sleek and practical with a deep soaker tub, linen storage, and the convenience of an in-suite washer/dryer. The den is a versatile flex space, big enough for both a desk and a twin bed for guests. Living in Kensington means everything is at your doorstep—Orange Theory Fitness, great coffee shops, restaurants, a grocery store, and the C-Train, all just steps away. Plus, Pixel offers a rooftop patio with stunning city views, plenty of underground visitor parking, and this home includes a secure underground stall and storage unit. If you're looking for a bold, modern space with an unbeatable location, this is it



Built in 2014

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2206116 |
| Price | \$475,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 754 |
| Acres | 0.15 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 303, 235 9a Street Nw |
| Subdivision | Sunnyside |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 4H7 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Roof Deck, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Parkade, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Storage |
| Appliances | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Fan Coil, Natural Gas |
| Cooling | Central Air |
| # of Stories | 6 |

Exterior

Exterior Features Balcony, BBQ gas line, Uncovered Courtyard
Construction Concrete, Metal Siding

Additional Information

Date Listed March 27th, 2025
Days on Market 20
Zoning DC

Listing Details

Listing Office Royal LePage Benchmark

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