



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**410, 235 9A Street NW  
Calgary, Alberta**

**MLS # A2294735**

**\$358,888**



<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	708 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 507
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Brick, Concrete, Glass, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

**Inclusions:** N/A

WOW Priced to Sell! Contemporary comfort and exceptional inner-city convenience come together in this west-facing 1 bedroom + den unit in Pixel by Battistella, ideally positioned in the heart of Sunnyside. Pride of ownership is evident throughout as this original owner home has been meticulously maintained, offering both style and functionality in a highly walkable location. Polished concrete flooring introduces a contemporary aesthetic while delivering durability and low-maintenance everyday living. An open concept layout creates natural flow between spaces, centred around a dining area that connects seamlessly to both kitchen and living zones. Culinary creativity is supported by a well-appointed kitchen featuring quartz countertops, full-height cabinetry, stainless steel appliances and a peninsula island that encourages casual dining and conversation. An expansive built-in workstation provides exceptional flexibility for working from home, creative pursuits or organized daily living, offering more surface area than typically found in comparable units. Floor-to-ceiling windows span the living room, drawing in natural light throughout the day while creating a seamless transition to the full-width west-facing balcony complete with a gas line for barbeques and space to unwind outdoors. A larger primary bedroom easily accommodates a king-sized bed while oversized windows enhance both light and comfort. Dual walk-through closets enable excellent storage and connect directly to the 4-piece bathroom for added convenience. A versatile den delivers additional flexibility for a home office, guest room, hobby space or extra storage depending on your needs. Comfort is elevated with air conditioning ensuring a cool retreat during warmer months. In-suite laundry adds everyday ease while titled parking and an exceptionally large titled storage locker on P2, one of only 2 of its size in

the building, provide rare and valuable additional space. Residents enjoy access to a stunning rooftop terrace designed for connection and relaxation, complete with fireplaces, lounge areas and panoramic views of the city skyline and Bow River. A pet-friendly building further enhances lifestyle flexibility. Daily life unfolds effortlessly with Safeway and the LRT station just 1 block away, while Kensington's shops, restaurants and cafes are moments from your door. Pathways along the Bow River and Prince's Island Park invite outdoor recreation while the downtown core remains within easy walking distance, supporting a vibrant and connected urban lifestyle. Truly an exceptional home in an unbeatable, extremely walkable location!