

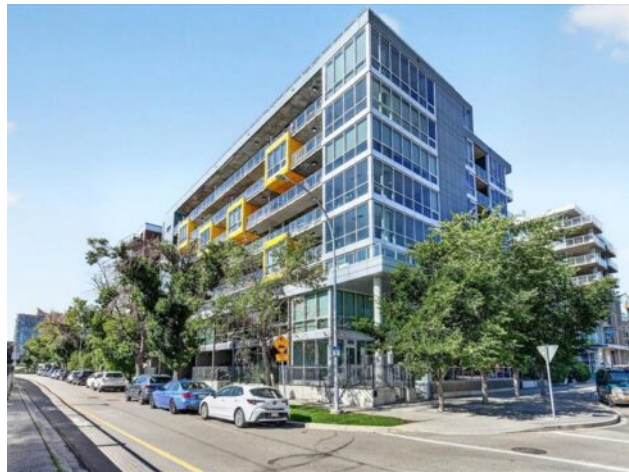


GRASSROOTS
REALTY GROUP

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809, 235 9A Street NW
Calgary, Alberta

MLS # A2327665



\$334,999

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	615 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 441
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Stone Counters		

Inclusions: N/A

Penthouse living in the heart of Kensington! Welcome to The Pixel, where contemporary design meets one of Calgary's most sought-after inner-city lifestyles. Perfectly positioned in the vibrant community of Sunnyside, this top-floor 1 bed / 1 bath unit offers an unbeatable location just steps from Kensington Village, one of Calgary's premier destinations for boutique shopping, cafés, restaurants, and everyday amenities. Enjoy exceptional walkability to the Bow River pathway network, downtown, and countless parks and green spaces. Inside, soaring 11-foot ceilings and expansive floor-to-ceiling windows create a bright, open atmosphere filled with natural light. The stylish kitchen is beautifully appointed with stainless steel appliances, quartz countertops, and ample cabinetry, flowing seamlessly into the dining area and spacious living room. Step outside to your private balcony and take in stunning views of downtown Calgary and the Bow River. The generous primary bedroom offers plenty of space to unwind and is complemented by a well-appointed 4-piece bathroom. Residents of The Pixel also enjoy access to an incredible communal rooftop terrace featuring fireplaces, seating areas, gardens, and panoramic city views, an exceptional space to relax or entertain friends. Commuting couldn't be easier with the CTrain located adjacent to the building, providing quick access to downtown and beyond. This unit also comes with a titled underground parking stall and a storage locker. Whether you're a first-time buyer, investor, or young professional looking to embrace an urban lifestyle, this unit offers the perfect combination of style, convenience, and location in one of Calgary's most desirable neighbourhoods.