

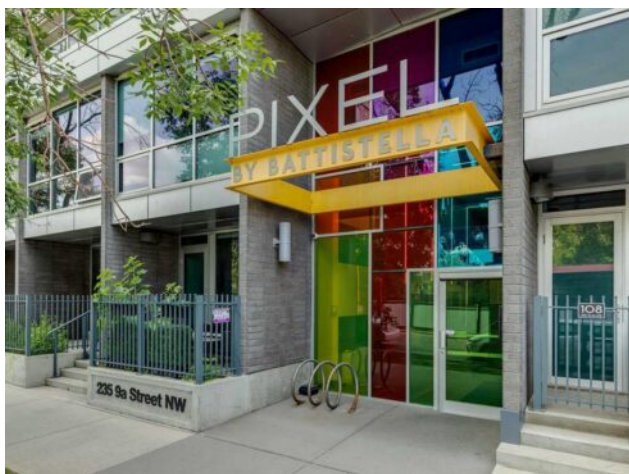


GRASSROOTS
REALTY GROUP

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611, 235 9A Street NW
Calgary, Alberta

MLS # A2331328



\$500,000

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	919 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler
Floors:	Concrete
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Ceiling Fan(s), Closet Organizers, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 656
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: None

Perched on the sixth floor overlooking Kensington, this southwest corner condo at Pixel combines loft-inspired design with warm, functional living spaces. Built by Battistella, the architectural concrete building is recognized for its signature, stylish polished concrete floors. Floor to ceiling windows frame beautiful south and west views while filling the home with natural light throughout the day. An oversized private balcony extends the living space outdoors, offering plenty of room to barbecue, lounge, or take in the views. Thoughtfully designed for everyday living, the kitchen offers generous storage and workspace with quartz countertops, stainless steel appliances, and a functional layout that connects seamlessly to the dining and living areas. Both bedrooms are well-proportioned, offering flexibility for guests, a home office, or shared living. The primary suite features dual walk-through closets with custom organizers, leading to a private ensuite with a walk-in shower, while a second full bathroom is ideally positioned for both guests and the second bedroom. Additional conveniences include in-suite laundry and storage, a secure titled storage locker, and an extra wide, titled parking stall. Central air conditioning, custom window coverings, and move-in ready condition complete the offering. Residents enjoy abundant visitor parking, a spectacular rooftop terrace with panoramic city views, and the peace of mind that comes with an exceptionally well-managed and maintained building. Pet friendly (including larger dogs…with board approval), Pixel is perfectly positioned in the heart of Sunnyside and Kensington, just steps from cafés, restaurants, boutique shopping, the C Train, river pathways, the Peace Bridge, and downtown Calgary. Urban living rarely offers this balance of architectural character, quiet concrete construction, and one of Calgary's

most walkable neighbourhoods.