



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

702, 235 9A Street NW
Calgary, Alberta

MLS # A2333095

\$400,000

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	806 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		



Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions: n/a

**** Open House Saturday, August 1, 1:30 - 3:30 pm **** Experience the best of inner-city living in this stylish 1-bedroom plus DEN condo in the sought-after Pixel building, perfectly located in the heart of Kensington. Prepare for amazing unobstructed VIEWS of the Downtown Calgary's skyline in this 800 SF of modern living space - combining contemporary design with one of Calgary's most desirable urban lifestyle locations. The sleek and oversized kitchen features ample quartz countertop space, stainless steel appliances, and a spacious island with breakfast bar that's perfect for casual dining or entertaining. The generous open-concept living and dining areas are highlighted by polished concrete floors and an impressive wall of windows that frame breathtaking panoramic views of the downtown skyline and Bow River. Step onto the oversized balcony and enjoy your morning coffee or unwind with the city lights as your backdrop. The spacious primary bedroom also captures the spectacular views through oversized windows and offers generous closet space. A versatile den provides the ideal work-from-home office, creative studio, or fitness space. Completing the home is a modern 4-piece bathroom with soaker tub, convenient in-suite laundry, heated underground titled parking, bike storage and ample underground visitor parking. Take your entertaining to the next level on Pixel's stunning rooftop patio, complete with a fireplaces, seating areas, garden space and unforgettable views of downtown Calgary. Just outside your door, immerse yourself in one of Calgary's most walkable neighbourhoods. Enjoy boutique shopping, award-winning restaurants, trendy caf  s, local breweries, grocery store, scenic Bow river pathways, LRT access right outside your door, and an easy walk to the downtown core. Whether you're starting you're a

student at one of Calgary’s post-secondary schools, starting your career, downsizing, or looking for the perfect lock-and-leave lifestyle, this exceptional condo offers the ideal blend of comfort, convenience, and vibrant city living, in one of Calgary’s most connected and amenity rich neighbourhoods.