



GRASSROOTS
REALTY GROUP

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411, 235 9A Street NW
Calgary, Alberta

MLS # A2341312



\$465,000

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	915 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 656
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Welcome to sophisticated living in the coveted neighbourhood of Sunnyside. Just steps from the Peace Bridge and the Bow River pathway system, this location offers the best of inner-city living with boutique shopping, restaurants, cafés, groceries and the C-Train all within walking distance. Leave the car at home and enjoy all that Sunnyside and Kensington has to offer. Situated on the southwest corner of the building, this stunning suite is surrounded by floor-to-ceiling windows that fill the home with natural light while still offering a surprising sense of privacy and urban views. Polished concrete floors lead into a well-designed open-concept floor plan. The kitchen, complete with a large island, overlooks the bright, open living and dining areas, creating an ideal space for both everyday living and entertaining. Work from home in the built in work nook. Sliding doors lead to the generous west-facing balcony, perfect for enjoying afternoon sun and warm summer evenings. The two bedrooms are thoughtfully positioned on opposite sides of the suite, providing separation and privacy. The primary bedroom features a walk-through closet leading to a beautifully appointed ensuite, while the second bedroom is conveniently located across from a full four-piece bathroom. The finishes throughout are clean, modern and timeless, and the suite is truly move-in ready. Your 4 legged friend is welcome with board approval. The building is known for being secure, quiet and well maintained. Included with the unit are a titled underground parking stall (one of the largest in building and a titled storage locker. Ample Visitor Parking is also available. Residents enjoy access to the shared rooftop terrace—a fantastic place to relax, take in the sunset, or enjoy views of fireworks during the Calgary Stampede and the many festivals that make this neighbourhood one of Calgary's

most vibrant places to call home.