

\$299,999 - 118, 235 9a Street Nw, Calgary

MLS® #A2267587

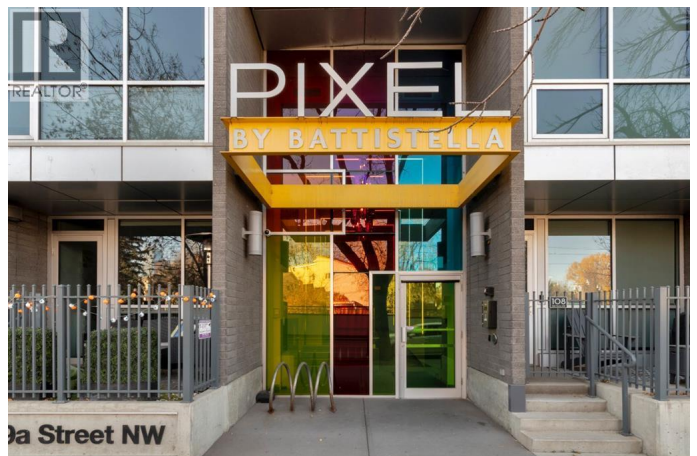
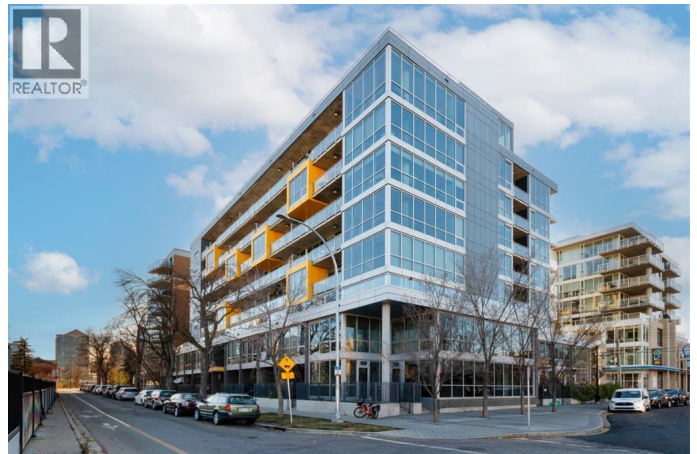
\$299,999

1 Bedroom, 1.00 Bathroom, 470 sqft

Single Family

Sunnyside, Calgary, Alberta

~Urban Living Meets Modern Design in the Heart of Kensington~Experience the convenience and energy of metropolitan living in this stylish one-bedroom condo with a rare private entrance—a true gem in the sought-after PIXEL building by Battistella. Perfect for urban professionals, students, or savvy investors, this home seamlessly blends functionality with contemporary design. The modern kitchen features quartz countertops, stainless steel appliances, and sleek cabinetry, while the open-concept living space is complemented by polished concrete floors that enhance the urban aesthetic. The bedroom offers a frosted glass sliding door for both light and privacy, and the three-piece bathroom includes a spacious shower and convenient in-suite laundry. Enjoy year-round comfort with central air conditioning, and unwind on your large private patio complete with a gas BBQ hook-up—perfect for entertaining. Additional perks include titled underground parking, ample visitor parking, and access to the rooftop terrace featuring a cozy fireplace and stunning views of the Bow River and downtown Calgary. Located steps from the Sunnyside C-Train Station, Safeway, SAIT, and all the vibrant amenities of Kensington—including restaurants, caf  s, boutiques, gyms, and scenic bike paths—this property delivers the best of inner-city living at an exceptional value. Don  t miss your chance to own this unique home in one of Calgary  s most desirable neighbourhoods!



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Built in 2014

Essential Information

Listing #	A2267587
Price	\$299,999
Bedrooms	1
Bathrooms	1.00
Square Footage	470
Year Built	2014
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	118, 235 9a Street Nw
Subdivision	Sunnyside
City	Calgary
Province	Alberta
Postal Code	T2N4H7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Closet Organizers, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Baseboard heaters
Cooling	Central air conditioning
# of Stories	6

Listing Details

Listing Office	RE/MAX iRealty Innovations
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Listing information last updated on October 31st, 2025 at 12:02am CDT