

\$358,888 - 506, 235 9a Street Nw, Calgary

MLS® #A2114306

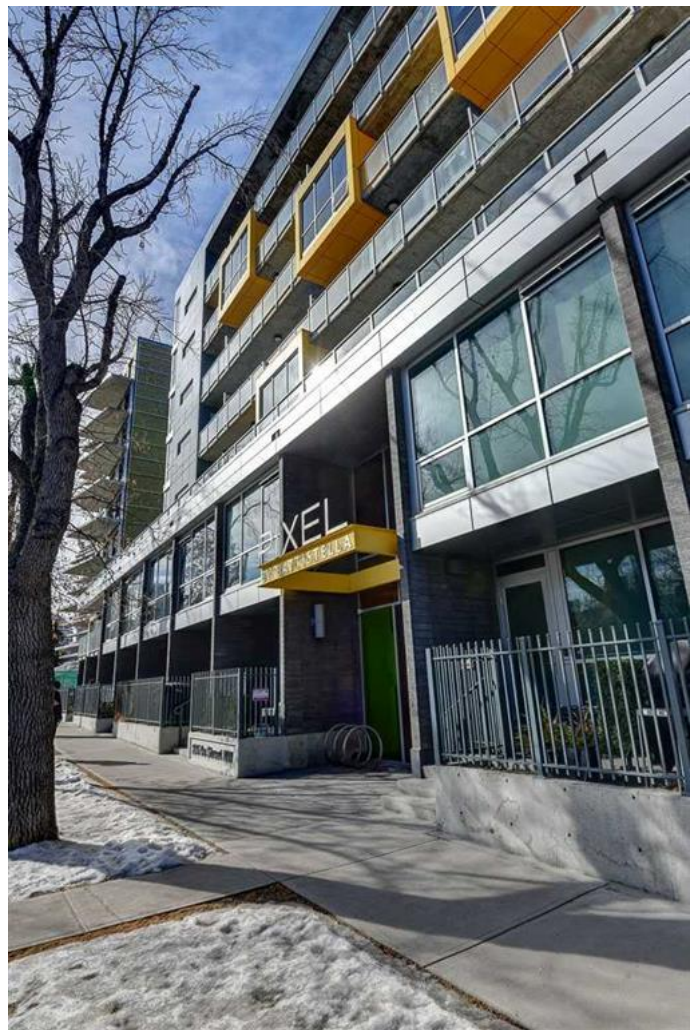
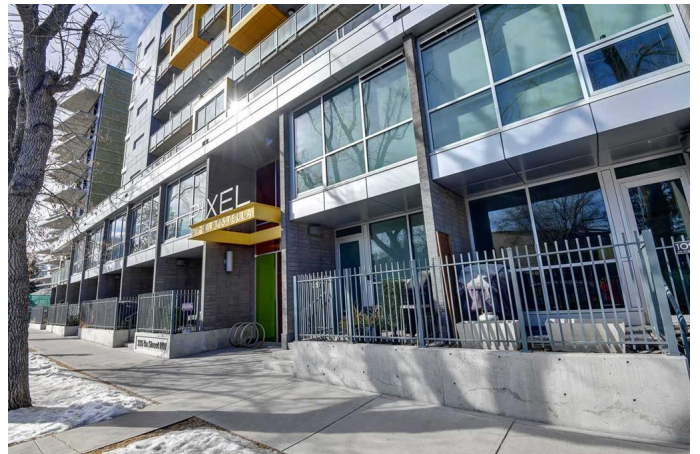
\$358,888

1 Bedroom, 1.00 Bathroom, 645 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Spend less time commuting and more time on the many paths and parks of Sunnyside, perusing Kensington's boutique shops, cafes and restaurants or strolling along the Bow River. This beautiful and modern 6th floor unit appeals to both homeowners and investors alike. The open concept design is perfectly centred around dramatic floor to ceiling windows that stream in natural light while simultaneously showcasing city and neighbourhood views. Central air conditioning ensures your comfort in any season, while polished concrete flooring adds to the inner-city vibe. The living room invites relaxation or spend the warmer months on the adjacent, west-facing balcony unwinding or barbecuing with friends. A handy built-in office/Nook area is great for work, study, gaming or catching up on emails. Exceedingly stylish, the kitchen inspires culinary creativity featuring quartz countertops, 2 toned full-height cabinets, stainless steel appliances and plenty of seating at the peninsula island. The bedroom is a spacious sanctuary with a large closet equipped with built-ins to keep you organized. A stylish bathroom with in-suite laundry and a large storage room completes the unit. Additional storage for large items is found in the titled storage locker plus there is titled underground parking for ultimate convenience. Additional entertaining and gathering space is found on the rooftop terrace with fireplaces, lounge areas and panoramic skyline and river views adding to the allure of



this amazing outdoor space. Ideally located just 1 block from Safeway and the LRT Station. This is your chance to own an inner-city condo in one of Calgary's most vibrant and sought-after communities with unmatched walkability, a perfect transit score and just a leisurely stroll into the downtown core and Prince's Island Park. Book your showing to see for yourself!

Built in 2013

Essential Information

MLS® #	A2114306
Price	\$358,888
Sold Price	\$371,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	645
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	506, 235 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 4H7

Amenities

Amenities	Elevator(s), Roof Deck, Secured Parking, Storage
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Feature, Floorplan, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	8
Basement	None



Exterior

Exterior Features	Balcony
Roof	Rubber
Construction	Concrete, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2024
Date Sold	March 26th, 2024
Days on Market	12
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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