

# \$475,000 - 303, 235 9a Street Nw, Calgary

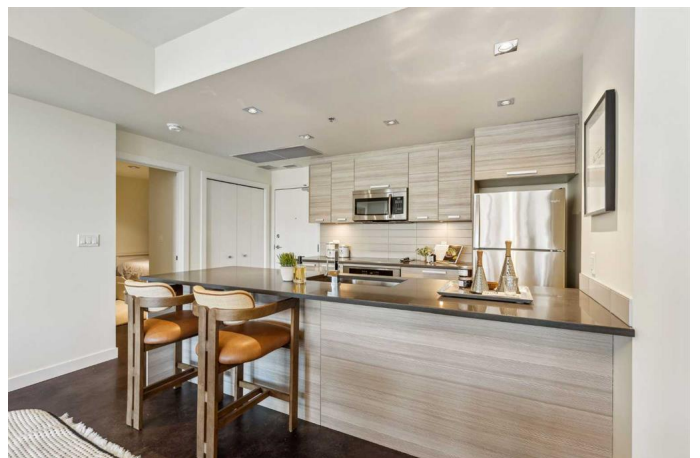
MLS® #A2206116

**\$475,000**

1 Bedroom, 1.00 Bathroom, 754 sqft  
Residential on 0.15 Acres

Sunnyside, Calgary, Alberta

This one-bedroom plus den condo is built for those who want space, style, and convenience in one of Calgary's most vibrant neighborhoods. The standout feature? A massive 300-square-foot terrace—perfect for grilling, entertaining, or just unwinding with a drink in hand. Inside, the wide, open-concept living area (over 14 feet across!) gives this home the feel of a bungalow in the sky. 9-foot ceilings and polished concrete floors add an industrial-chic edge, while floor-to-ceiling windows flood the space with natural light. The kitchen is built for function and style, featuring wood-grain cabinets, a built-in oven, electric cooktop, and quartz countertops. Whether you're cooking for one or hosting a dinner party, the large dining area and breakfast bar offer plenty of seating. The primary bedroom features custom closet solutions, while the main bath is both sleek and practical with a deep soaker tub, linen storage, and the convenience of an in-suite washer/dryer. The den is a versatile flex space, big enough for both a desk and a twin bed for guests. Living in Kensington means everything is at your doorstep—Orange Theory Fitness, great coffee shops, restaurants, a grocery store, and the C-Train, all just steps away. Plus, Pixel offers a rooftop patio with stunning city views, plenty of underground visitor parking, and this home includes a secure underground stall and storage unit. If you're looking for a bold, modern space with an unbeatable location, this is it



Built in 2014

## Essential Information

MLS® #	A2206116
Price	\$475,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	754
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	303, 235 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4H7

## Amenities

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

## Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	6

## Exterior

Exterior Features Balcony, BBQ gas line, Uncovered Courtyard  
Construction Concrete, Metal Siding

### **Additional Information**

Date Listed March 27th, 2025  
Days on Market 27  
Zoning DC

### **Listing Details**

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.