



**GRASSROOTS**  
REALTY GROUP

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403, 235 9A Street NW  
Calgary, Alberta

MLS # A2224055



**\$465,000**

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	729 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to The Pixel located in the heart of Kensington. Amazing location, close to shopping, dining, entertainment, as well as the trendy shops, coffee shops, and restaurants of Kensington. This executive one bedroom plus den unit offers outstanding City and River Views! This stunning unit features 9-foot ceilings, polished concrete flooring, air conditioning, and floor-to-ceiling windows exhibiting plenty of natural light throughout. The gourmet contemporary kitchen includes a built-in cooktop stove, built-in oven, and glossy white cabinets. The open concept floor plan boasts elegant quartz countertops overlooking the dining room and living room and allows you to entertain as you cook for your guests. The living room features patio doors leading to your private covered full-width balcony offering beautiful City Views. The bedroom is airy and bright with floor-to-ceiling windows. The bedroom is also very spacious, and can accommodate a king size bed, and additional dressers. The main bathroom 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, large enough for both a desk and a twin bed for guests. This unit comes with a titled parking stall and a titled storage unit. This vibrant building has a warm and inviting lobby, bicycle storage room, a Rooftop Patio with stunning City Views, and plenty of Underground Visitor Parking! Conveniently located with easy access to major thoroughfares, public transportation, shopping, restaurants, grocery stores, coffee shops, parks, just steps to the C-Train and only minutes to downtown. Don't miss this opportunity to own this beautiful home!