

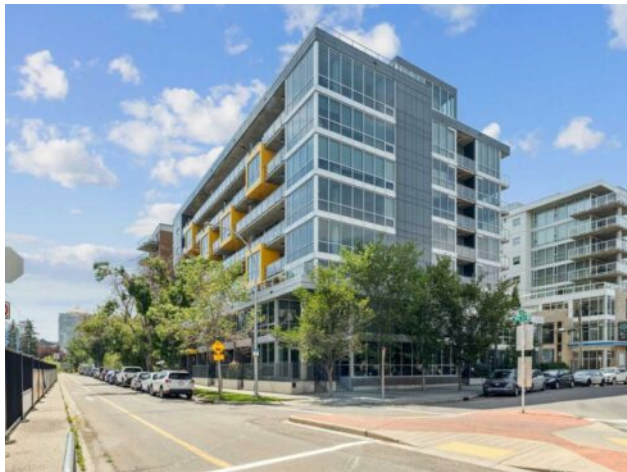


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

509, 235 9A Street NW
Calgary, Alberta

MLS # A2241232



\$359,900

| | | | |
|-----------|--|--------|-------------------|
| Division: | Sunnyside | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 653 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Heated Garage, Secured, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Concrete | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 467 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Quartz Counters, Recessed Lighting | | |

Inclusions: N/A

This stylish 1-bedroom PLUS DEN condo offers a sleek, contemporary design with floor-to-ceiling windows and polished concrete floors throughout. Enjoy a bright west-facing layout with a large balcony. The gourmet kitchen features quartz countertops, a center island, stainless steel appliances, and a modern backsplash—ideal for entertaining. Includes a built-in desk area, spacious bedroom, 4-piece bath, in-suite laundry, TITLED parking AND storage. PLUS a fantastic FLEX SPACE, perfect for a Home Office, or space for guests! Amenities include a rooftop patio with fireplace, with STUNNING VIEWS of the city skyline. Located in the heart of KENSINGTON, walk to trendy restaurants, cafes, shopping, LRT, the Bow River, and downtown. A perfect fit for first-time buyers, professionals or savvy investors!