

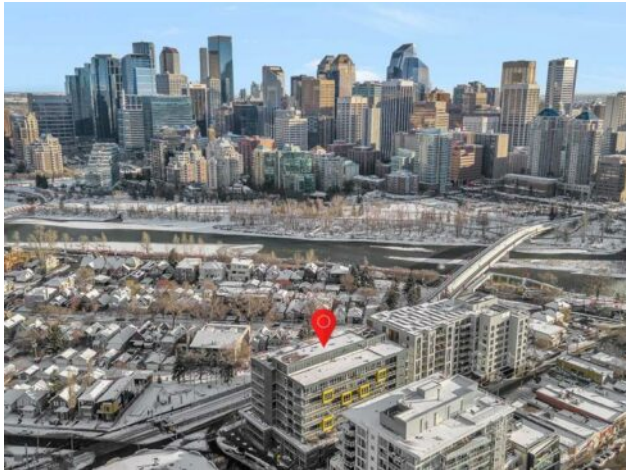


GRASSROOTS
REALTY GROUP

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512, 235 9a Street NW
Calgary, Alberta

MLS # A2274676



\$333,000

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	621 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete, Glass	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions: N/A

MODERN 1 BEDROOM CONDO IN THE HEART OF KENSINGTON | AIR CONDITIONING | TITLED PARKING + STORAGE | ROOFTOP PATIO WITH EPIC DOWNTOWN VIEWS**** Welcome to PIXEL by Battistella, a exceptionally well-maintained concrete building. Perfectly positioned in the vibrant community of Kensington—just steps to the Bow River pathway, Sunnyside C-Train Station, grocery stores, cafés, restaurants, boutiques, and the Plaza movie theatre. Walk or bike to downtown with ease or hop on the train and you’re at SAIT in just one stop.**** This smartly designed 621 sq ft, 1 bedroom home offers a bright, contemporary layout with 9 ft ceilings, polished concrete floors, and a stylish open-concept living space. The modern kitchen features quartz countertops, stainless steel appliances, undercabinet lighting, pull-out garbage bins, and plenty of prep and storage space. There’s a dedicated area for dining, a spacious living room with custom blinds and curtains and a view of downtown. The bedroom includes built-in closet organizers, and the well-appointed bathroom offers a quartz vanity with drawers, built-in linen shelving, and a relaxing soaker tub. The full-size stacked washer & dryer is neatly tucked away, and an entry closet completes the space. Plus a covered balcony with gas line is perfect for BBQing and provides views of downtown and Kensington.***** The unit includes a titled underground parking stall and titled storage unit great for sports equipment and winter tires. The PIXEL building provides underground visitor parking, bike rooms, and a truly spectacular rooftop patio with a fireplace, seating areas, and a jaw-dropping panorama of the city — a perfect spot to unwind on a summer evening or to watch the Stampede fireworks. And yes PIXEL is pet friendly with no size restrictions.

Urban convenience, modern design, and one of Calgary's most walkable locations — this is the lifestyle you've been waiting for. Contact me today to schedule a viewing and find out why this could be a smart move for you!