111, 235 9A Street NW
Calgary, Alberta

MLS # A2133670

$530,000

Division:	Sunnyside
Type:	Residential/Five Plus
Style:	2 Storey
Size:	1,058 sq.ft.
Age:	2014 (10 yrs old)
Beds:	2
Baths:	2
Garage:	Heated Garage, Off Street, Parkade, Titled, Underground
Lot Size:	-
Lot Feat:	See Remarks

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Rubber	**Condo Fee:**	$ 724
Basement:	None	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to your dream urban oasis, an exceptional townhome that embodies the essence of city living. This stunning 2-bedroom, 2-bathroom townhome encompasses 1065 sqft, offering a refined living experience for those with a taste for luxury. With air-conditioning throughout and a private patio, this home prioritizes comfort and elegance. Situated in the heart of Kensington, you are mere steps from the vibrant Bow River, providing breathtaking views and a unique connection to nature amidst the urban landscape. The expansive windows ensure the space is bathed in natural light, creating a bright and welcoming atmosphere that harmoniously merges indoor and outdoor living. Kensington is a haven for food lovers and socialites, boasting an array of premier restaurants, lively pubs, and boutique shops all within walking distance. Fitness enthusiasts will appreciate the proximity to gyms, bike paths, and river pathways, ideal for morning runs or leisurely walks. Located in PIXEL by Battistella, a concrete, green-built development that is pet-friendly (with approval), this townhome promotes a sustainable lifestyle without sacrificing style or comfort. Additionally, the LRT station and Safeway are just a block away, simplifying your daily commute and errands. Seize this incredible opportunity to reside in one of the city's most coveted neighborhoods. Your urban sanctuary is waiting for you!