



**GRASSROOTS**  
REALTY GROUP

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408, 235 9A Street NW  
Calgary, Alberta

MLS # A2205100



**\$369,900**

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	668 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 461
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Storage		

**Inclusions:** floating shelves, upper attached shelves in storage room

Now is your chance to make your new home in this stunning condo in the popular PIXEL project in Sunnyside, built by renowned Battistella Developments within walking distance to the Sunnyside LRT station & trendy Kensington district. Beautiful modern style in this wonderful freshly repainted 1 bedroom unit, located on the 4th floor unit of this air-conditioned concrete building...with polished concrete floors throughout, updated lighting, titled underground parking & West-facing balcony with partial downtown views&hellip;plus access to an amazing rooftop terrace with jaw-dropping views of the downtown skyline, river & horizon. Fantastic contemporary design featuring an expanse of windows, open concept living/dining room with built-in desk & sleek kitchen with quartz counters & full-height cabinetry, custom rolling drawers & upgraded Frigidaire/Samsung stainless steel appliances including cooktop stove & built-in oven. The bedroom is a terrific size & features built-in organizers in the large closet. The well-appointed bathroom has quartz counters, built-in shelving & shower/bathtub with floor-to-ceiling tile surround. Convenient insuite laundry with stacking Samsung washer & dryer, & you&rsquo;ll just love the huge insuite storage room. Covered full-width West-facing balcony complete with natural gas line for your BBQ. For your exclusive use is the titled parking stall in the underground parkade. Residents of PIXEL also have access to the bike storage room & the rooftop terrace with raised garden beds & benches, fireplace & breathtaking views of the city, river & downtown. Here in this prime inner city location just minutes to river pathways & downtown, & walking distance to shopping, restaurants & cafes, boutiques & neighbourhood amenities.

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