

# \$470,000 - 116, 235 9a Street Nw, Calgary

MLS® #A2213596

**\$470,000**

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.00 Acres

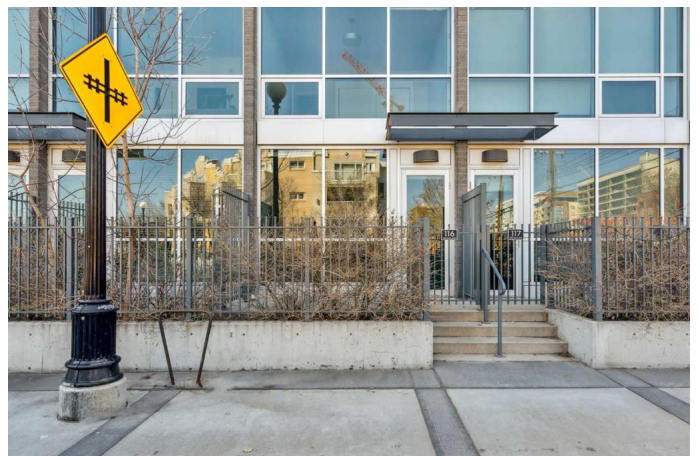
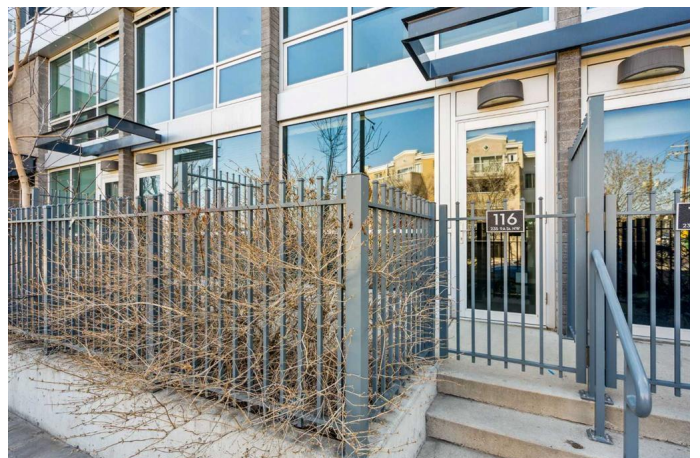
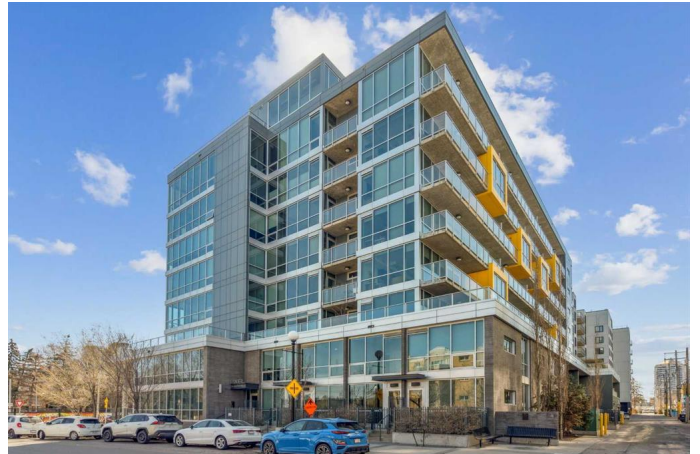
Sunnyside, Calgary, Alberta

Here is a very rare opportunity to own a 2-level condominium apartment with its own outside private entrance and patio area. Located in the Sunnyside/Kensington area you're within walking distance to shops, restaurants, and shopping. The pathways, along the Bow River and a short walk to lively downtown Calgary. You're a 2-minute walk to the LRT and a 15-minute walk to SAIT. As soon as you enter this beautiful multi-level apartment you're greeted with a large living and a fabulous galley kitchen with quartz counter tops. Stainless steel appliances including a gas stove. There is a 2-piece bath and storage to complete this level. Upstairs are 2 full bedrooms with floor to ceiling windows in the primary bedroom. There is a large 4-piece bathroom with laundry. This unit includes a titled parking stall and titled storage. There is also a secure bike room. The building offers a fabulous roof top patio with stunning views of the downtown, Kensington, and Sunnyside neighborhoods. Call today to View!

Built in 2014

## Essential Information

MLS® #	A2213596
Price	\$470,000
Bedrooms	2
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	926
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### **Community Information**

Address	116, 235 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4H7

### **Amenities**

Amenities	Elevator(s), Parking, Picnic Area, Snow Removal, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	8
Basement	None

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance
Roof	Membrane
Construction	Aluminum Siding, Brick, Glass

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 25th, 2025

Days on Market        1

Zoning                  DC

### **Listing Details**

Listing Office           Optimum Realty Group

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