

# \$475,000 - 303, 235 9a Street Nw, Calgary

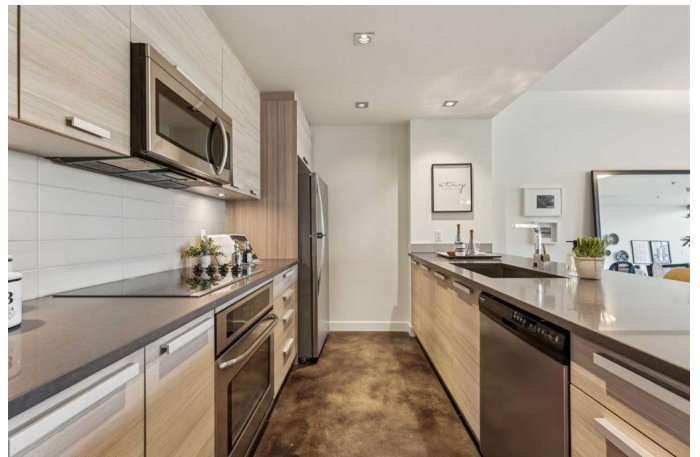
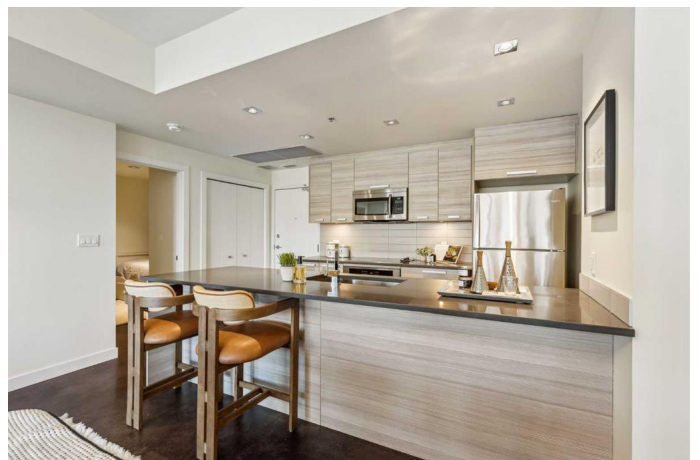
MLS® #A2206116

**\$475,000**

1 Bedroom, 1.00 Bathroom, 754 sqft  
Residential on 0.15 Acres

Sunnyside, Calgary, Alberta

This one-bedroom plus den condo is built for those who want space, style, and convenience in one of Calgary's most vibrant neighborhoods. The standout feature? A massive 300-square-foot terrace—perfect for grilling, entertaining, or just unwinding with a drink in hand. Inside, the wide, open-concept living area (over 14 feet across!) gives this home the feel of a bungalow in the sky. 9-foot ceilings and polished concrete floors add an industrial-chic edge, while floor-to-ceiling windows flood the space with natural light. The kitchen is built for function and style, featuring wood-grain cabinets, a built-in oven, electric cooktop, and quartz countertops. Whether you're cooking for one or hosting a dinner party, the large dining area and breakfast bar offer plenty of seating. The primary bedroom features custom closet solutions, while the main bath is both sleek and practical with a deep soaker tub, linen storage, and the convenience of an in-suite washer/dryer. The den is a versatile flex space, big enough for both a desk and a twin bed for guests. Living in Kensington means everything is at your doorstep—Orange Theory Fitness, great coffee shops, restaurants, a grocery store, and the C-Train, all just steps away. Plus, Pixel offers a rooftop patio with stunning city views, plenty of underground visitor parking, and this home includes a secure underground stall and storage unit. If you're looking for a bold, modern space with an unbeatable location, this is it



Built in 2014

## Essential Information

MLS® #	A2206116
Price	\$475,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	754
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	303, 235 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4H7

## Amenities

Amenities	Elevator(s), Roof Deck, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	6

## Exterior

Exterior Features Balcony, BBQ gas line, Uncovered Courtyard  
Construction Concrete, Metal Siding

### **Additional Information**

Date Listed March 27th, 2025  
Days on Market 7  
Zoning DC

### **Listing Details**

Listing Office Royal LePage Benchmark

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