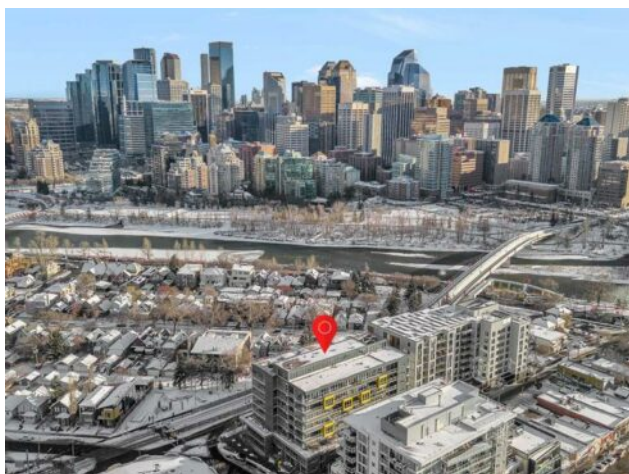


512, 235 9a Street NW  
Calgary, Alberta

MLS # A2274676



# \$333,000

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	621 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 434
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Concrete, Glass	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;just steps to the Bow River pathway, Sunnyside C-Train Station, grocery stores, caf&eacute;s, restaurants, boutiques, and the Plaza movie theatre. Walk or bike to downtown with ease or hop on the train and you&rsquo;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&rsquo;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 &mdash; 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!