

\$299,999 - 118, 235 9a Street Nw, Calgary

MLS® #A2267587

\$299,999

1 Bedroom, 1.00 Bathroom, 470 sqft

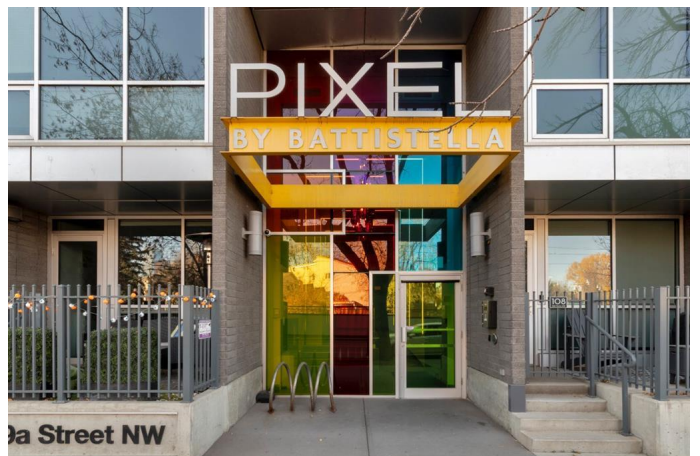
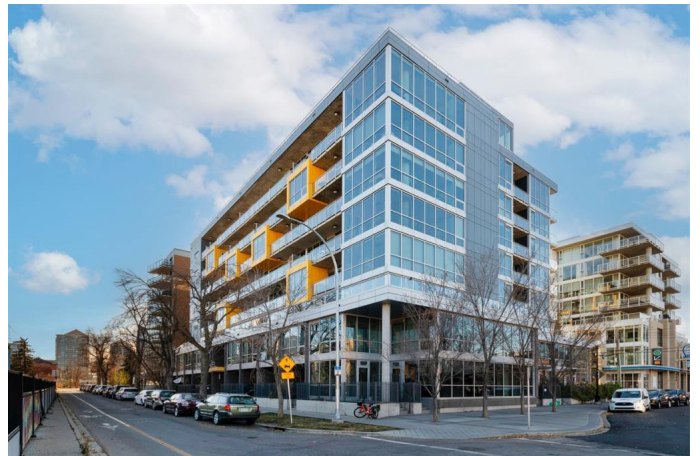
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

~Urban Living Meets Modern Design in the Heart of Kensington~

Experience the convenience and energy of metropolitan living in this stylish one-bedroom condo with a rare private entrance—a true gem in the sought-after PIXEL building by Battistella. Perfect for urban professionals, students, or savvy investors, this home seamlessly blends functionality with contemporary design. The modern kitchen features quartz countertops, stainless steel appliances, and sleek cabinetry, while the open-concept living space is complemented by polished concrete floors that enhance the urban aesthetic. The bedroom offers a frosted glass sliding door for both light and privacy, and the three-piece bathroom includes a spacious shower and convenient in-suite laundry.

Enjoy year-round comfort with central air conditioning, and unwind on your large private patio complete with a gas BBQ hook-up—perfect for entertaining. Additional perks include titled underground parking, ample visitor parking, and access to the rooftop terrace featuring a cozy fireplace and stunning views of the Bow River and downtown Calgary. Located steps from the Sunnyside C-Train Station, Safeway, SAIT, and all the vibrant amenities of Kensington—including restaurants, caf  s, boutiques, gyms, and scenic bike paths—this property delivers the best of inner-city living at an exceptional value.



Don't miss your chance to own this unique home in one of Calgary's most desirable neighbourhoods!

Built in 2014

Essential Information

MLS® #	A2267587
Price	\$299,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	470
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	118, 235 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4H7

Amenities

Amenities	Elevator(s), Secured Parking, Trash
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground
# of Garages	1

Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Baseboard
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Private Entrance
Construction	Mixed

Additional Information

Date Listed	October 29th, 2025
Days on Market	12
Zoning	DC

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.