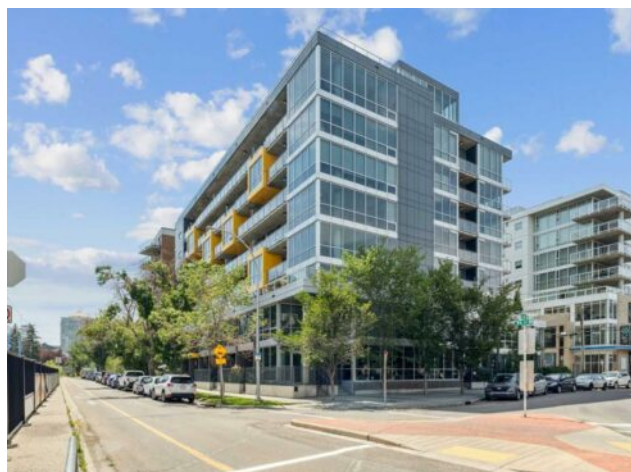


509, 235 9A Street NW  
Calgary, Alberta

MLS # A2241232



## \$359,900

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	653 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 467
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Quartz Counters, Recessed Lighting		

**Inclusions:** N/A

This stylish 1-bedroom PLUS DEN condo offers a sleek, contemporary design with floor-to-ceiling windows and polished concrete floors throughout. Enjoy a bright west-facing layout with a large balcony. The gourmet kitchen features quartz countertops, a center island, stainless steel appliances, and a modern backsplash—ideal for entertaining. Includes a built-in desk area, spacious bedroom, 4-piece bath, in-suite laundry, TITLED parking AND storage. PLUS a fantastic FLEX SPACE, perfect for a Home Office, or space for guests! Amenities include a rooftop patio with fireplace, with STUNNING VIEWS of the city skyline. Located in the heart of KENSINGTON, walk to trendy restaurants, cafes, shopping, LRT, the Bow River, and downtown. A perfect fit for first-time buyers, professionals or savvy investors!