

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

MLS® #A2213596

\$470,000

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.00 Acres

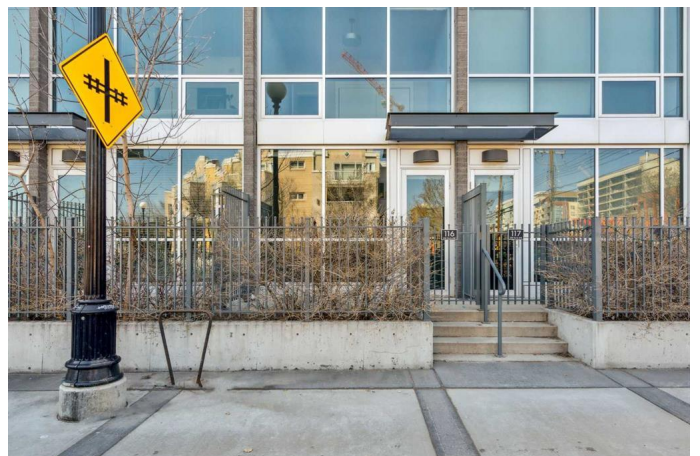
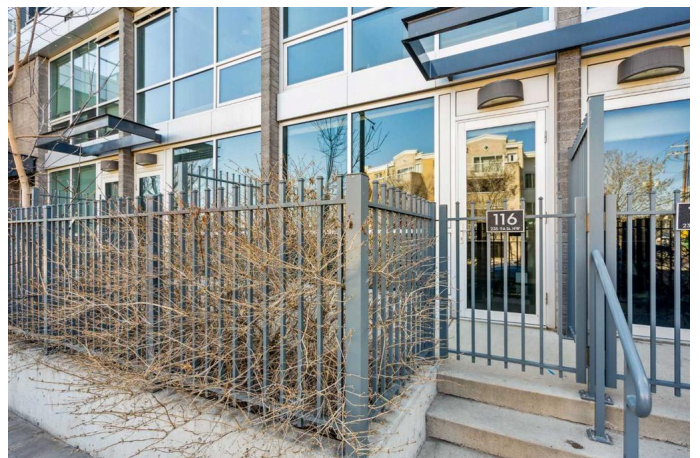
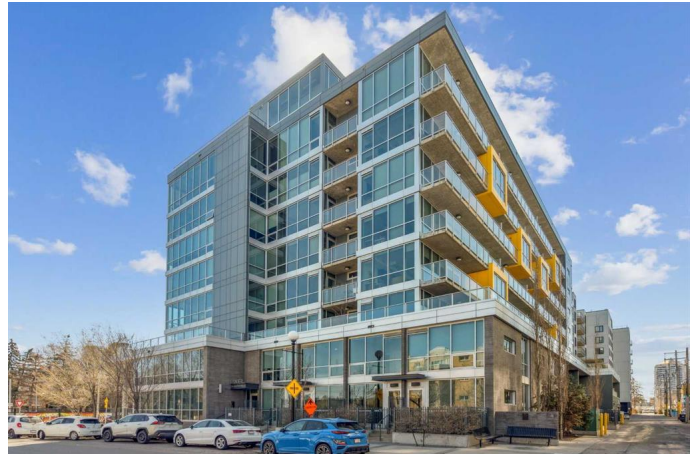
Sunnyside, Calgary, Alberta

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, restaurant, 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 6
Zoning DC

Listing Details

Listing Office Optimum Realty Group

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