

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

MLS® #A2213596

**\$470,000**

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.00 Acres

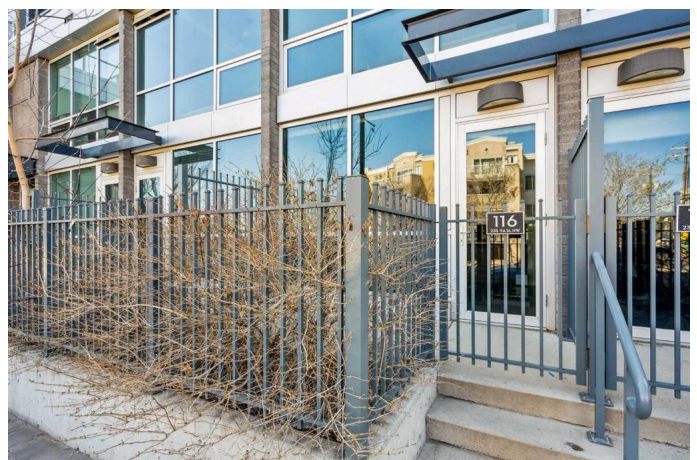
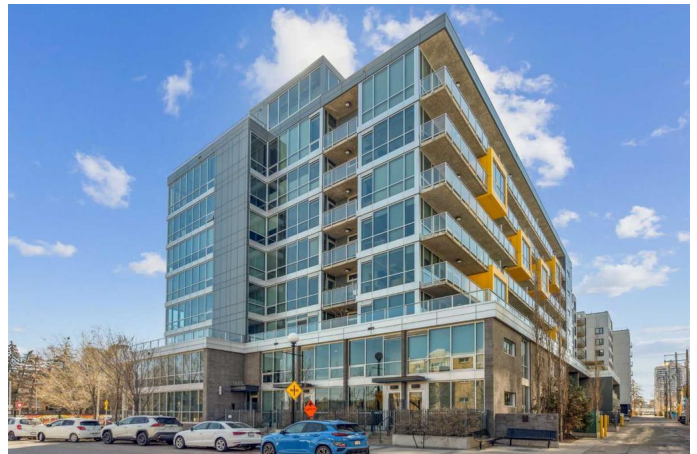
Sunnyside, Calgary, Alberta

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 with in 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 Gally 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                4  
Zoning                              DC

**Listing Details**

Listing Office                    Optimum Realty Group

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