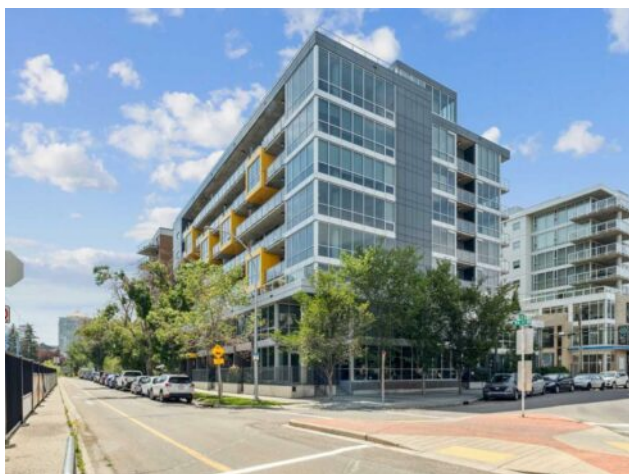


509, 235 9A Street NW
Calgary, Alberta

MLS # A2241232



\$359,900

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

Heating:	Baseboard
Floors:	Concrete
Roof:	-
Basement:	-
Exterior:	Composite Siding, Concrete
Foundation:	-
Features:	Built-in Features, Quartz Counters, Recessed Lighting

Water:	-
Sewer:	-
Condo Fee:	\$ 467
LLD:	-
Zoning:	DC
Utilities:	-

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!