

# \$359,900 - 509, 235 9a Street Nw, Calgary

MLS® #A2241232

## \$359,900

1 Bedroom, 1.00 Bathroom, 653 sqft

Residential on 0.00 Acres

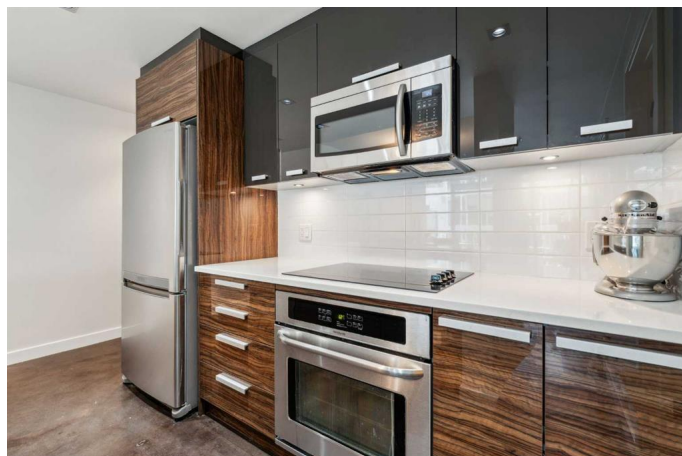
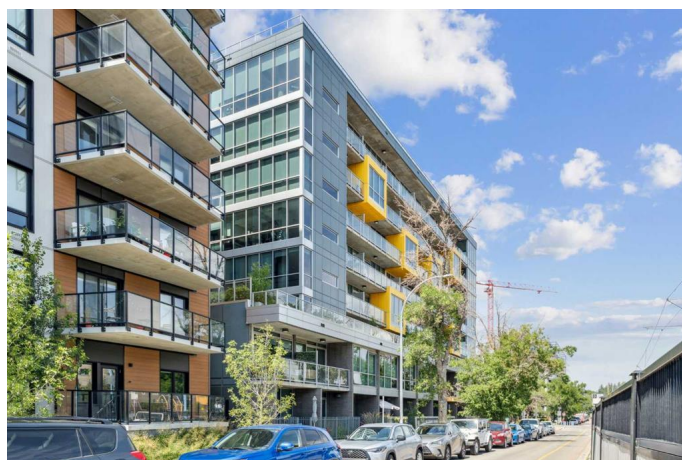
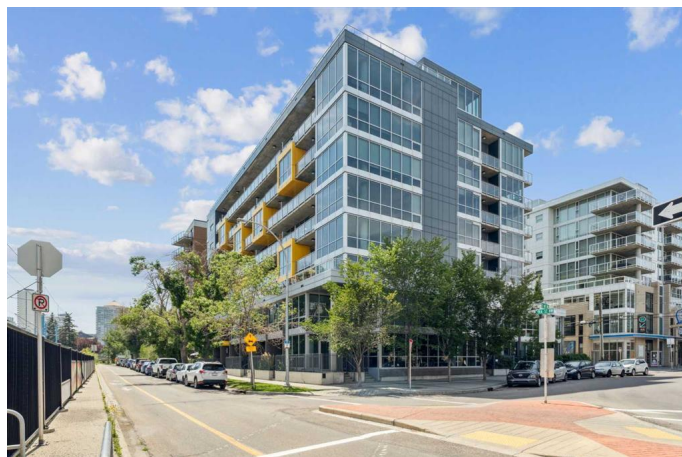
Sunnyside, Calgary, Alberta

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!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241232  |
| Price          | \$359,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 653       |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 509, 235 9a Street Nw |
| Subdivision | Sunnyside             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 4H7               |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Elevator(s), Parking, Storage                      |
| Parking Spaces | 1                                                  |
| Parking        | Heated Garage, Secured, Stall, Titled, Underground |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Quartz Counters, Recessed Lighting                                                          |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                      |
| Cooling           | Central Air                                                                                                    |
| # of Stories      | 8                                                                                                              |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony                    |
| Construction      | Composite Siding, Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 33              |
| Zoning         | DC              |

### Listing Details

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

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