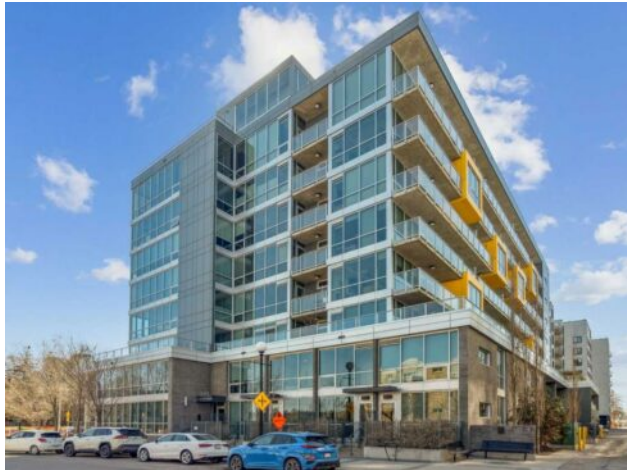


**116, 235 9A Street NW**  
**Calgary, Alberta**
**MLS # A2213596**

**\$470,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 580
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Glass	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

**Inclusions:** None

Here is a very rare opportunity to own a 2-level condominium apartment with it 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 muti-level apartment your 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!