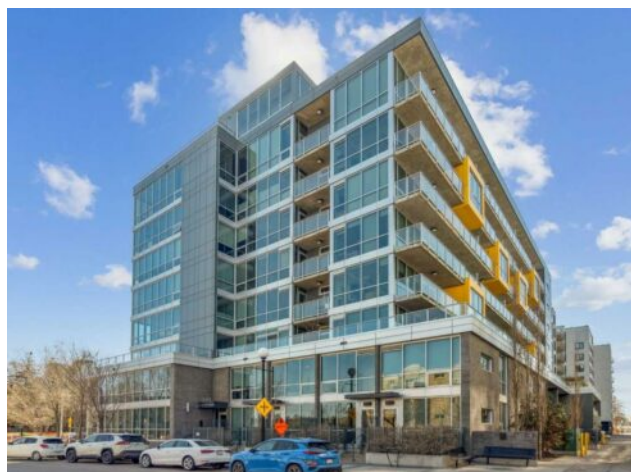


**116, 235 9A Street NW
Calgary, Alberta****MLS # A2213596****\$470,000**

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

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 580
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Brick, Glass	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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!