

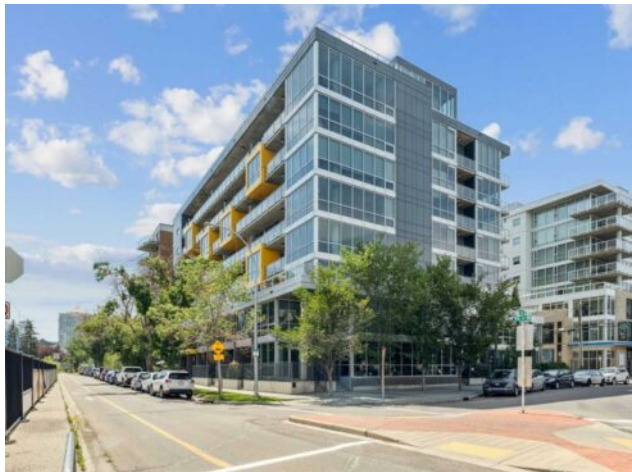


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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509, 235 9A Street NW
Calgary, Alberta

MLS # A2241232



\$359,900

Heating:	Baseboard	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 467
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Quartz Counters, Recessed Lighting		
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!