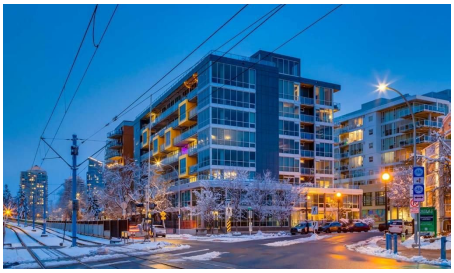
107 235 9A Street NW

Calgary | Active | MLS® A2358502

$434,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2011**	**995.33 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

WELCOME to THE PIXEL in the HEART OF SUNNYSIDE, where CALGARY'S BEST is right outside your door!!! STEPS FROM KENSINGTON'S SHOPS, RESTAURANTS + CAFÉS, BOW RIVER PATHWAYS + SUNNYSIDE LRT, this is INNER-CITY LIVING AT ITS FINEST! Offering 995 SQ. FT. across TWO LEVELS, this CONTEMPORARY CONDO feat. 2 BEDROOMS, 1.5 BATHROOMS, TITLED UNDERGROUND PARKING, TITLED STORAGE + a PRIVATE GATED PATIO w/its own STREET-LEVEL ENTRANCE! Enjoy the FEEL OF A TOWNHOUSE w/the convenience of condo living, minutes from DOWNTOWN CALGARY! Enjoy dinner in Kensington, meet friends for coffee or spend weekends exploring the river pathways, all without needing the car!
Enter through the PRIVATE 8’5” x 8’2” PATIO into a welcoming FOYER, where HIGH CEILINGS, DARK HARDWOOD FLOORING + an OPEN-CONCEPT DESIGN make an immediate impression! The LIVING ROOM welcomes NATURAL LIGHT through FLOOR-TO-CEILING WINDOWS w/ROLLER BLINDS, while TRACK LIGHTING + FLOATING SHELVES enhance the modern interior. An efficient layout offers room to unwind, entertain friends or enjoy a quiet evening, w/a seamless connection to the kitchen. Your GATED PATIO is perfect for morning coffee, fresh air + the freedom to come + go directly from the street!
The KITCHEN delivers STYLE + FUNCTION w/SLEEK TWO-TONE CABINETRY, GLOSSY UPPER CABINETS, WOOD-GRAIN LOWER CABINETS, QUARTZ COUNTERTOPS + a WHITE TILE BACKSPLASH! A CENTRE ISLAND w/EXTENDED BREAKFAST BAR adds prep space, storage + casual seating, ideal for cooking + entertaining. STAINLESS STEEL APPLIANCES incl. a GAS STOVE, FRENCH-DOOR FRIDGE, MICROWAVE + DISHWASHER, complemented by RECESSED + UNDER-CABINET LIGHTING! A MAIN-FLOOR 2-PC BATHROOM adds personality w/GEOMETRIC WALL DECALS, a VESSEL SINK + WOOD-GRAIN VANITY.
Upstairs, the PRIMARY BEDROOM is a peaceful retreat w/LARGE WINDOWS, NATURAL LIGHT + TREED VIEWS! Soft carpeting + a WALK-THROUGH CLOSET w/STORAGE ON BOTH SIDES add comfort + organization, while DIRECT ACCESS to the 4-PC BATHROOM makes mornings effortless. Unwind in the SOAKER TUB or refresh in the separate GLASS-ENCLOSED SHOWER! The versatile 2nd BEDROOM is ideal for GUESTS, FAMILY or a HOME OFFICE. Convenient UPPER-LEVEL LAUNDRY w/STACKED WASHER + DRYER keeps daily routines simple.
Enjoy TITLED UNDERGROUND PARKING w/2 GARAGE CONTROLS, EACH w/a BUILDING ACCESS FOB, a TITLED STORAGE LOCKER, SECURE BIKE STORAGE + a ROOFTOP PATIO w/SWEEPING DOWNTOWN VIEWS! Picture summer evenings overlooking the skyline or gathering w/friends above the city. The shared rooftop adds a SECOND OUTDOOR RETREAT beyond your private patio, ideal for taking in the city skyline!
LOCATION, LOCATION, LOCATION!!! Walk to KENSINGTON'S CAFÉS, RESTAURANTS, BOUTIQUES + SHOPPING, explore the BOW RIVER PATHWAYS, PRINCE'S ISLAND PARK + PEACE BRIDGE, or catch the SUNNYSIDE LRT for an easy commute! DOWNTOWN CALGARY is accessible on foot or by bike, keeping work, entertainment + recreation close to home. PRIVATE ACCESS, TWO LEVELS + an UNBEATABLE INNER-CITY LIFESTYLE-BOOK YOUR PRIVATE SHOWING TODAY!!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358502

Bedrooms	2
Bathrooms	2
Year Built	2011
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Multi Level Unit
Total Living Area:	995.33 sq. ft.
Main Level Finished Area:	393.29 sq. ft.
Upper Level Finished Area:	602.04 sq. ft.
Condo Fee:	$699.61
Condo Fee Includes:	Common Area Maintenance, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	8
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2011 (Age: 15)

Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	1410120
Heating:	Baseboard, Boiler
New Constr.:	No
Construction Material:	Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Electric Dryer Hookup, In Unit, Upper Level, Washer Hookup
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	The Pixel
Community:	Sunnyside (Calgary)

Amenities:	Bicycle Storage, Elevator(s), Parking, Roof Deck, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	1 Building Fob, A/C Unit, Venetian Blinds, 2 Garage Controls (with building access built in), Floating Shelves
Restrictions:	Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 11'7" × 11'5" ·
Main Floor	Kitchen · 12'10" × 11'5" ·
Main Floor	Foyer · 4' × 3'8" ·
2nd Floor	Bedroom - Primary · 11'5" × 10'8" ·
2nd Floor	Walk-In Closet · 8'2" × 6'2" ·
2nd Floor	Bedroom · 11'6" × 11'5" ·
2nd Floor	Laundry · 3'1" × 2'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Track Lighting
Exterior Features:	BBQ gas line, Private Entrance
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/107-235-9a-street-nw-calgary-a2358502/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.