

Sunnyside

111 - 235
9A STREET NW



Rick Easthope

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www.themckelviigroup.com



THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

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Real Broker

111 - 235 9A STREET NW

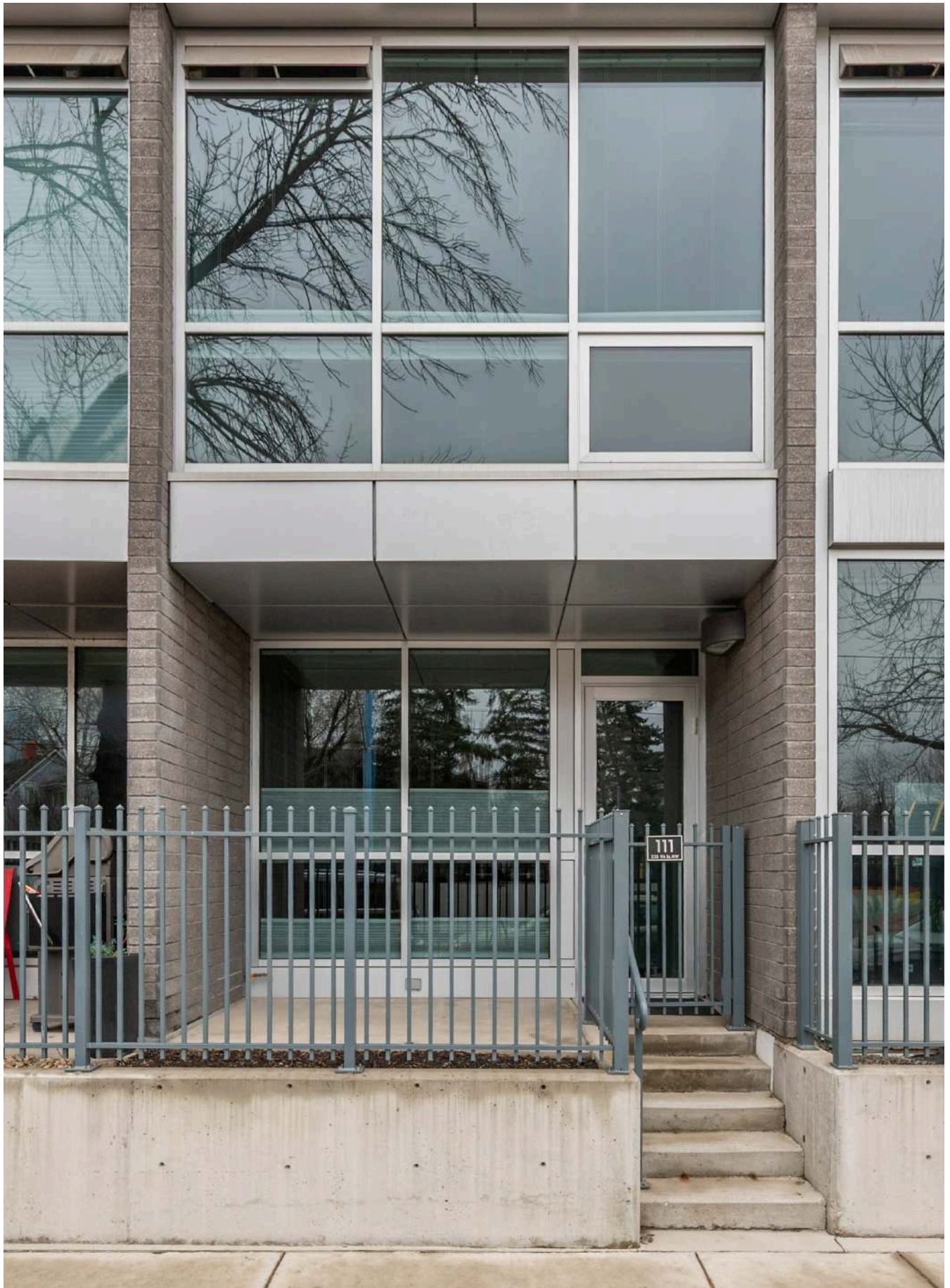
Welcome to Unit 111 at Pixel by Battistella, one of the most coveted addresses in Calgary's inner city. This exceptional multi-level townhome offers 1,068 square feet of intelligently designed and air-conditioned living space within one of Kensington's most architecturally distinctive buildings. With its own private street-level entrance, a fenced patio, two generous bedrooms, two full bathrooms, and a chef-calibre kitchen, this home isn't just a place to live...it's a lifestyle statement. Step through your own front door directly from the street. No lobbies to navigate, no elevator to wait for. Just your home, your space, and one of the most walkable, vibrant neighbourhoods in all of Calgary right outside your gate. That private entrance is one of the details that sets this unit apart and gives you the independence and ease of townhome living wrapped in the sophistication of a concrete, green-built urban residence. The main level sets the tone immediately. Expansive windows provide amazing natural light and highlight the open-concept layout where the living area flows seamlessly into a stunning chef's kitchen. Quartz countertops, a centre island, high-gloss upper cabinetry, warm wood grain lower cabinets, and a premium stainless-steel appliance package including a gas range make this kitchen as functional as it is beautiful. Whether you're entertaining a dinner party, meal prepping for the week, or simply enjoying a morning espresso, this space inspires. Just outside your front door is a private fenced patio, the ideal spot to enjoy a glass of wine in the evening or container gardening in the warmer months. A private 4-piece bathroom and rear access to the common area of the building leading to the heated underground titled parking, complete this level. Head upstairs and the two-level character of this home truly comes alive. The staircase leads to a bright hallway opening to both bedrooms. The primary bedroom is a showstopper. Corner floor-to-ceiling windows on the upper-level frame sweeping treetop views and flood the room with sunshine throughout the day. A ceiling fan helps keeps things comfortable year-round. The ensuite features a glass walk-in shower and a soaker tub...the kind of bathroom that makes you want to slow down on a Sunday morning. Matching quartz counters and warm wood cabinetry tie it beautifully to the kitchen aesthetic below. The second bedroom is equally polished, spacious, and bright with hardwood floors and a generous double closet. Whether you're housing a guest, setting up a home office, or welcoming a growing family, this room delivers flexibility without compromise. A cheater door to the ensuite allows for dedicated access. Complementing the clever upper-level layout is convenient full-size in-suite laundry and added storage. Pixel by Battistella is more than a building, it's a community. The rooftop patio is a genuine gathering place, complete with a gas fireplace, lounge seating, and panoramic views of the Calgary skyline.

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235 9A Street NW # 111 Calgary, AB T2N 1T7

Residential
Active

A2306353

DOM: 34 **LP:** \$475,000.00
OP: \$499,900.00

PD:



Class:	Apartment	City:	Calgary
County:	Calgary	Subdivision:	Sunnyside
Type:	High Rise (5+ stories)	Ttl Beds:	2
Levels:	Multi Level Unit	F/H Bth:	2/0
Year Built:	2014	RMS SQFT:	1,068.54
LINC#:	0036007350	LP/SF:	\$444.53
Arch Style:	Apartment-Multi Level Unit	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Negotiable		
Lot Dim:		Lot Size:	SF SM
Front Length:		Lot Depth:	M'
Legal Pln:	1410120	Blk:	
		Lot:	Condo: Yes
Zoning:	DC	Tax Amt/Yr:	\$3,448.60/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	E
Restrict:	Board Approval		

Recent Change: **06/01/2026 : DOWN : \$499,900->\$475,000**

Public Remarks: Welcome to Unit 111 at Pixel by Battistella, one of the most coveted addresses in Calgary's inner city. This exceptional multi-level townhome offers 1,068 square feet of intelligently designed and air-conditioned living space within one of Kensington's most architecturally distinctive buildings. With its own private street-level entrance, a fenced patio, two generous bedrooms, two full bathrooms, and a chef-calibre kitchen, this home isn't just a place to live...it's a lifestyle statement. Step through your own front door directly from the street. No lobbies to navigate, no elevator to wait for. Just your home, your space, and one of the most walkable, vibrant neighbourhoods in all of Calgary right outside your gate. That private entrance is one of the details that sets this unit apart and gives you the independence and ease of townhome living wrapped in the sophistication of a concrete, green-built urban residence. The main level sets the tone immediately. Expansive windows provide amazing natural light and highlight the open-concept layout where the living area flows seamlessly into a stunning chef's kitchen. Quartz countertops, a centre island, high-gloss upper cabinetry, warm wood grain lower cabinets, and a premium stainless-steel appliance package including a gas range make this kitchen as functional as it is beautiful. Whether you're entertaining a dinner party, meal prepping for the week, or simply enjoying a morning espresso, this space inspires. Just outside your front door is a private fenced patio, the ideal spot to enjoy a glass of wine in the evening or container gardening in the warmer months. A private 4-piece bathroom and rear access to the common area of the building leading to the heated underground titled parking, complete this level. Head upstairs and the two-level character of this home truly comes alive. The staircase leads to a bright hallway opening to both bedrooms. The primary bedroom is a showstopper. Corner floor-to-ceiling windows on the upper-level frame sweeping treetop views and flood the room with sunshine throughout the day. A ceiling fan helps keeps things comfortable year-round. The ensuite features a glass walk-in shower and a soaker tub...the kind of bathroom that makes you want to slow down on a Sunday morning. Matching quartz counters and warm wood cabinetry tie it beautifully to the kitchen aesthetic below. The second bedroom is equally polished, spacious, and bright with hardwood floors and a generous double closet. Whether you're housing a guest, setting up a home office, or welcoming a growing family, this room delivers flexibility without compromise. A cheater door to the ensuite allows for dedicated access. Complementing the clever upper-level layout is convenient full-size in-suite laundry and added storage. Pixel by Battistella is more than a building, it's a community. The rooftop patio is a genuine gathering place, complete with a gas fireplace, lounge seating, and panoramic views of the Calgary skyline.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:	43.41	Mtr2	467.29	SqFt
Baths:	0	0	0	2	0	0	Bed Abv: 2	Upper:	55.86	Mtr2	601.24	SqFt
EnSt Bth:	0	0	0	0	0	0	Rms Abv: 4	Total AG:	99.27	Mtr2	1,068.54	SqFt

Property Information

Basement:		Laundry Ft:	In Unit
Heating:	Baseboard, Natural Gas	Cooling:	Central Air
Construction:	Concrete, Metal Siding	Fireplaces:	0
Foundation:		Flooring:	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	Private Entrance	Fencing:	
Roof Type:		Patio/Porch:	Front Porch
Reports:	RMS Supplements		
Warranty:	None		
Parking:	Heated Garage, Titled, Underground Total: 1		
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Goods Include:	As is, Where is, on possession		
Appliances:	See Remarks		
Other Equip:	See Remarks		
Goods Exclude:	N/A		

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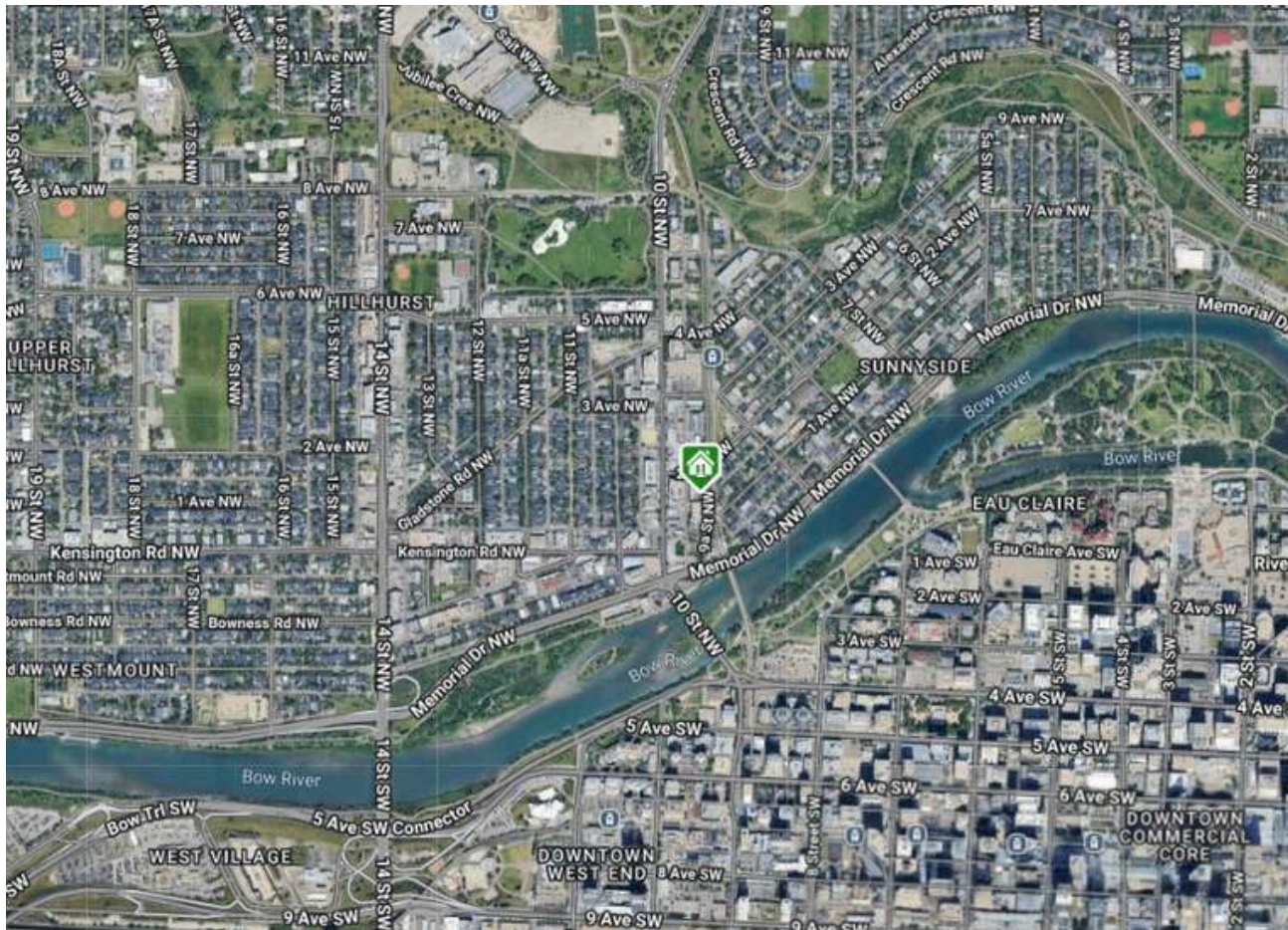
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Condo Information

Condo Name:	The Pixel	Post Tension:	No	Condo Fee:	\$749.19/Monthly
Condo Type:	Conventional Condo	Mgmt Co/Ph:	First Service Residential/1.855.266.36	HOA:	
Prk Plan Type:	Titled	Prk Stall #:	195	Floor #:	1
Legal Desc:	1410120/11	Storage Type:	Titled	# Elevators:	2
Legal Park:	1410120/195	Locker #:	219	Total Floors:	8
Legal Stor:	1410120/219	Registrd Size:	99.2	Common Walls:	2+ Common Walls
# of Units:	1			Unit Exposure:	E
				Unit Factor:	134
Fee Includes:	Common Area Maintenance, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water			Prk Unit Factor:	1
Reg Size Incl:	Interior Above Grade			Floor Location:	Ground
Assoc Amen:	Bicycle Storage, Elevator(s), Parking, Roof Deck, Secured Parking, Storage, Trash, Visitor Parking				
Pets Allowed:	Restrictions				

Rooms

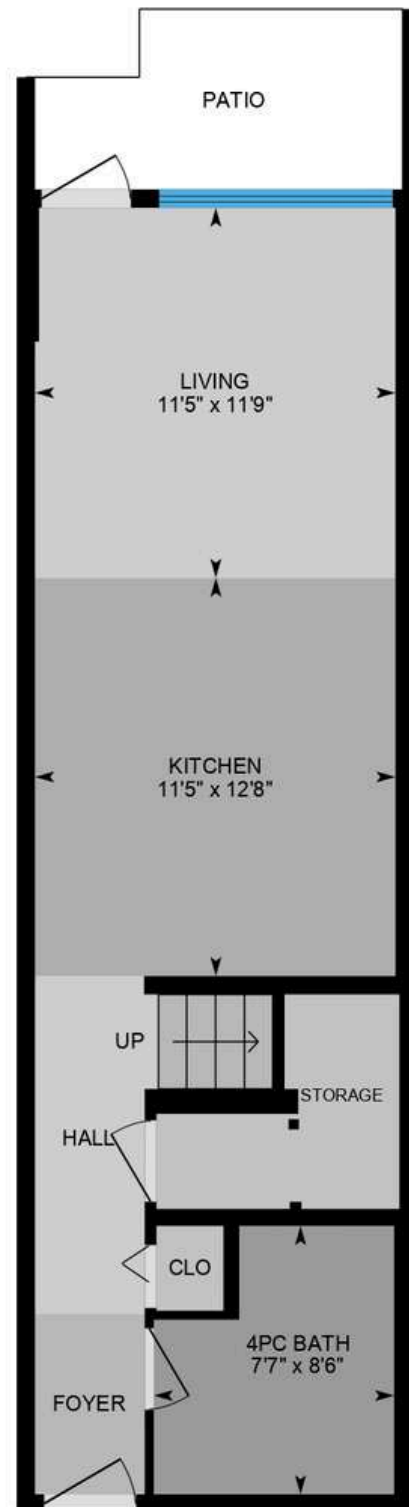
Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	11' 5" x 12' 8"	Living Room	Main	11' 5" x 11' 9"
4pc Bathroom	Main	7' 7" x 8' 6"	Bedroom	2nd	11' 5" x 14' 9"
Bedroom - Primary	2nd	11' 5" x 17' 0"	4pc Bathroom	2nd	8' 1" x 12' 2"
		3.48M x 3.86M			3.48M x 3.58M
		2.31M x 2.59M			3.48M x 4.50M
		3.48M x 5.18M			2.46M x 3.71M



THE FLOOR PLAN

MAIN FLOOR:

INTERIOR AREA:
467.29 SQ. FT.



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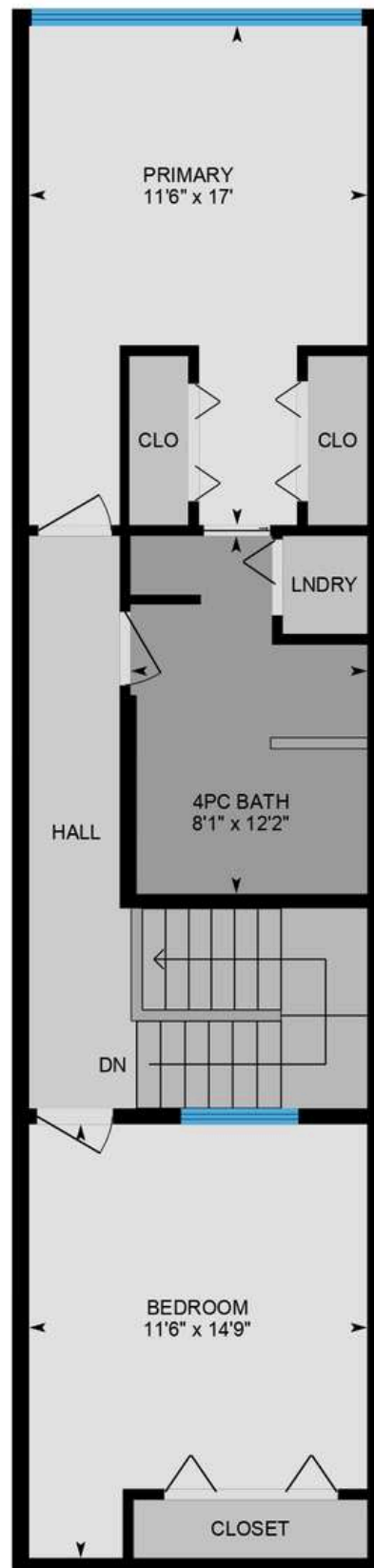
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THE FLOOR PLAN

SECOND FLOOR:

INTERIOR AREA:
601.24 SQ. FT.



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ROOM DIMENSIONS

Main Building

MAIN FLOOR

4pc Bath: 7'7" x 8'6"

Kitchen: 11'5" x 12'8"

Living: 11'5" x 11'9"

2ND FLOOR

4pc Bath: 8'1" x 12'2"

Bedroom: 11'6" x 14'9"

Primary: 11'6" x 17'

Main Building

MAIN FLOOR

Interior Area: 467.29 sq ft

2ND FLOOR

Interior Area: 601.24 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1068.54 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 1068.54 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

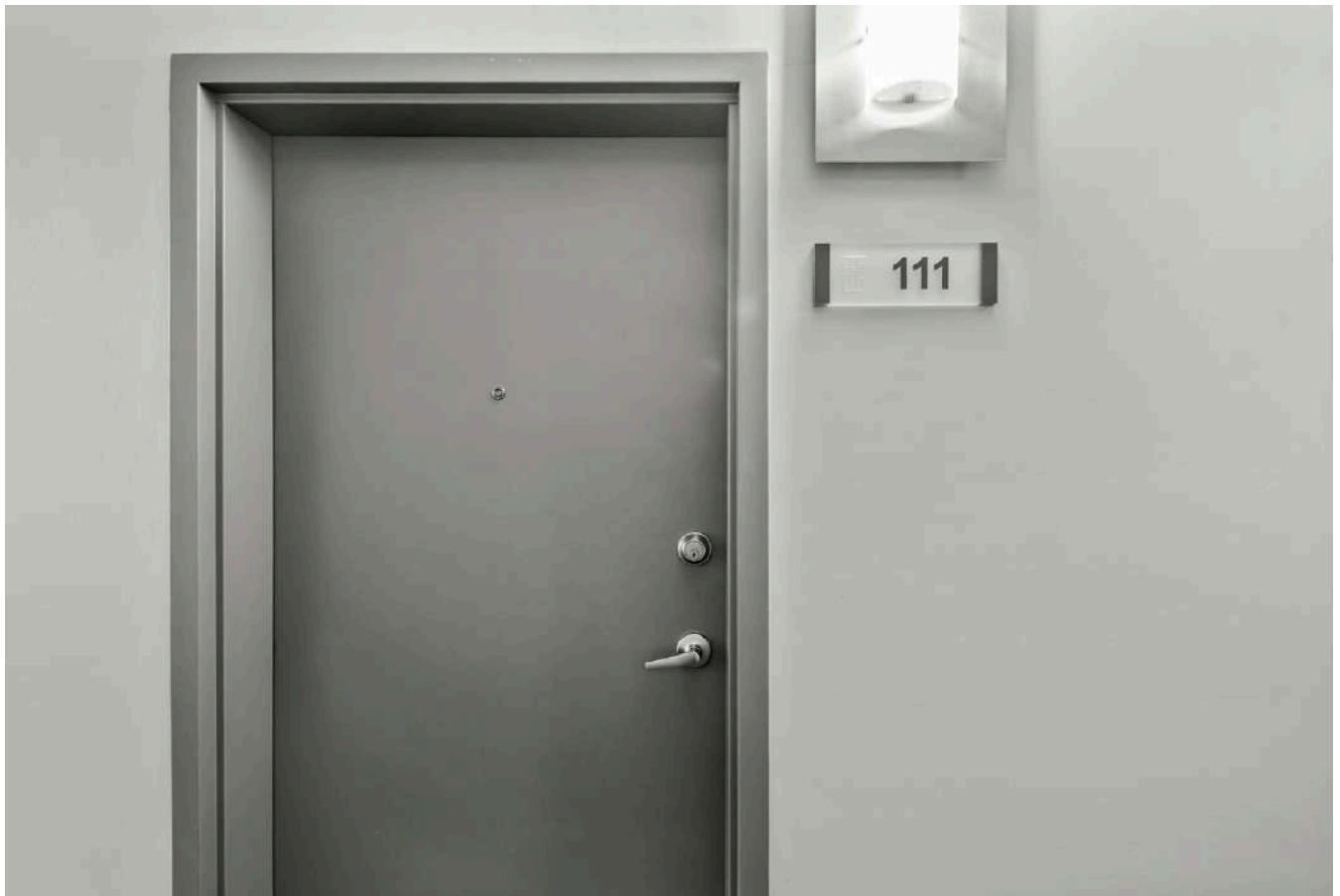
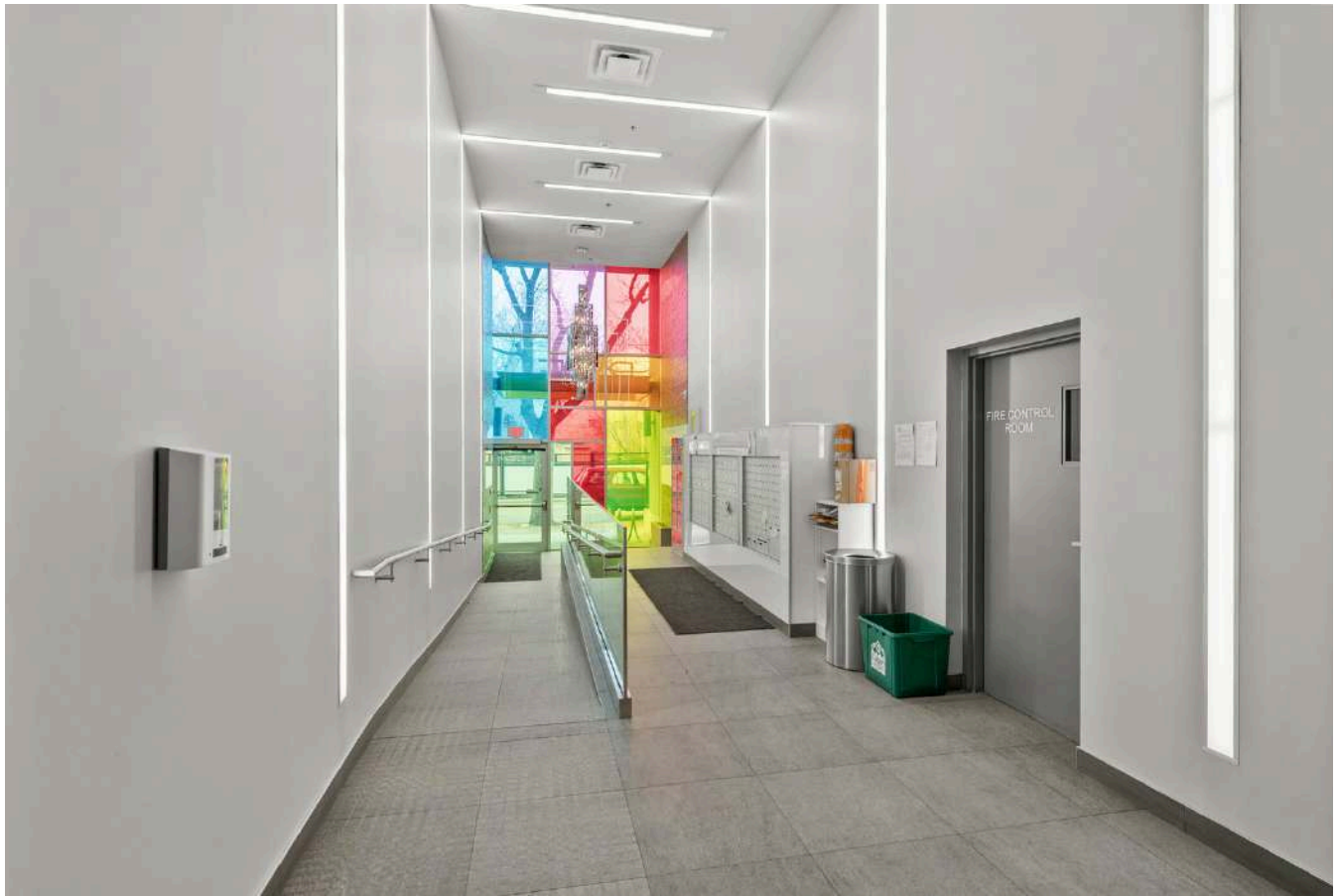
FLOOR AREA INFORMATION

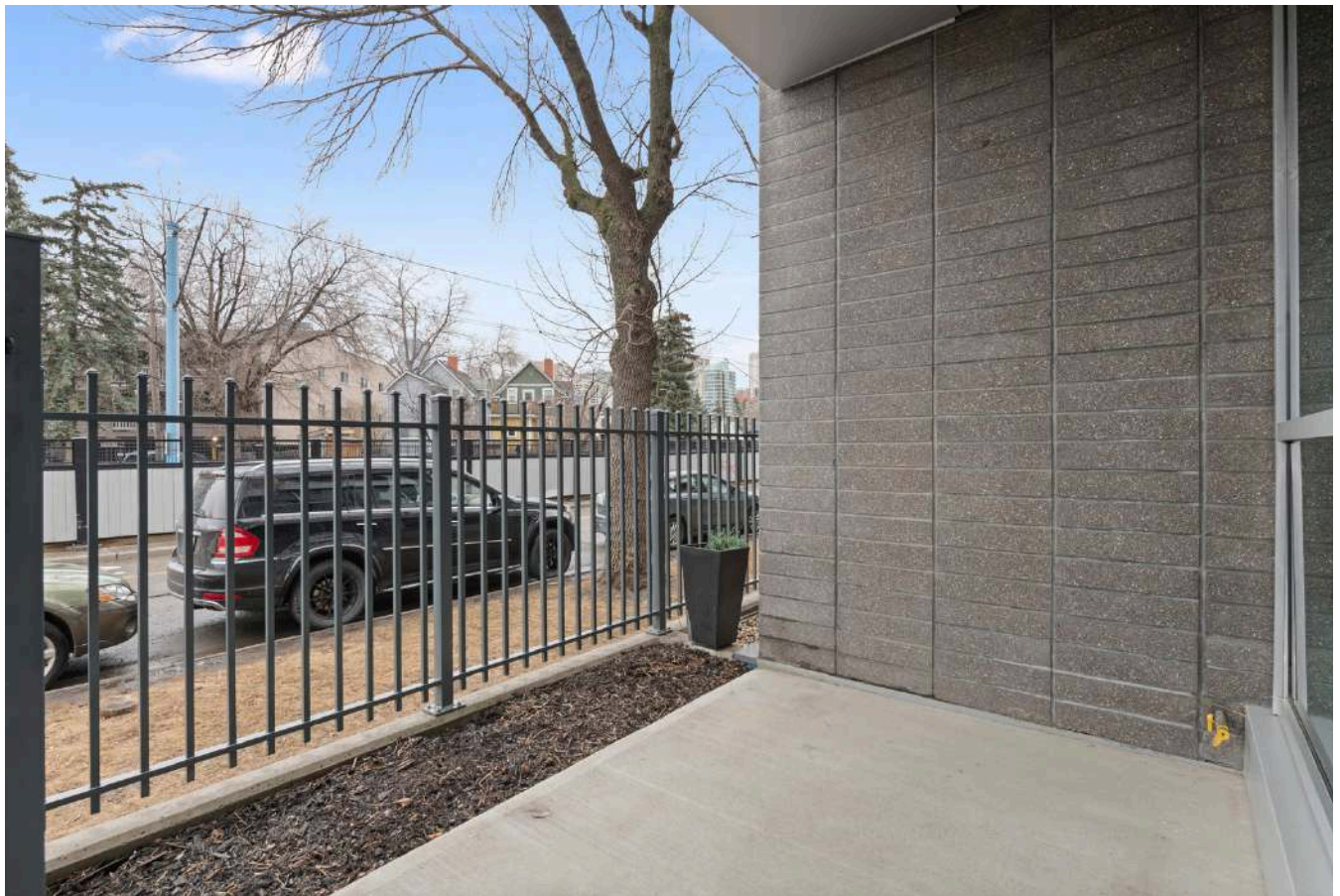
Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

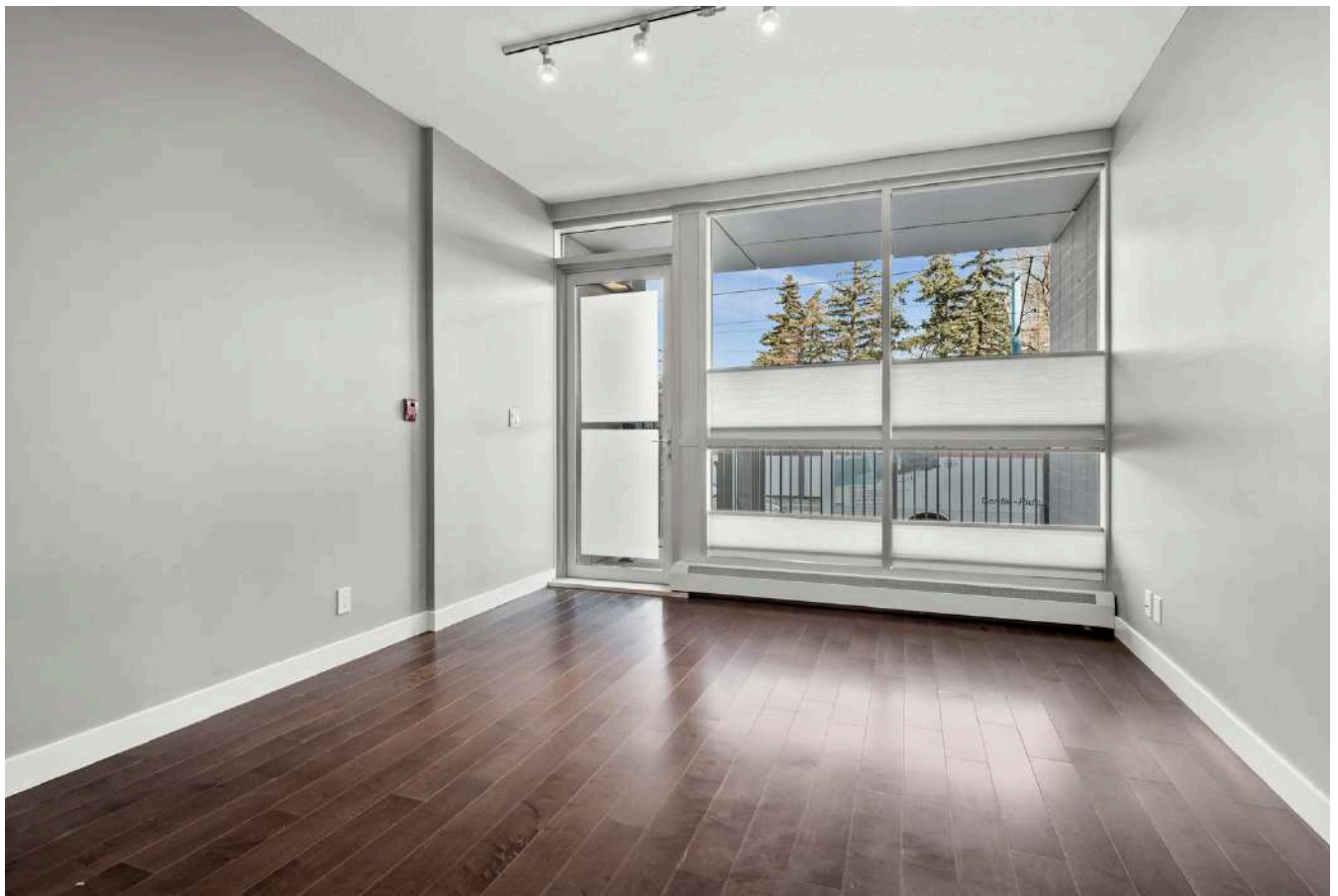
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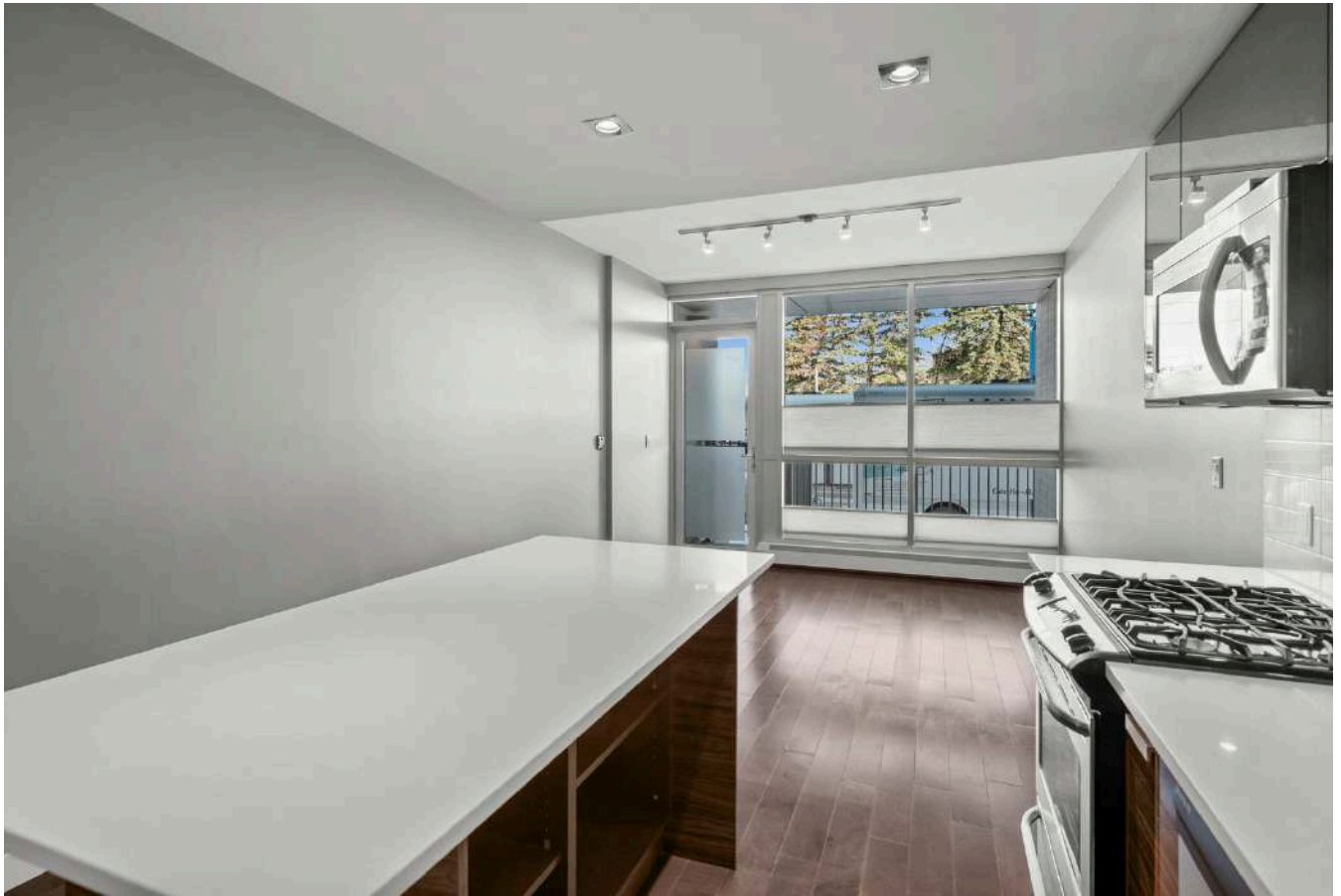
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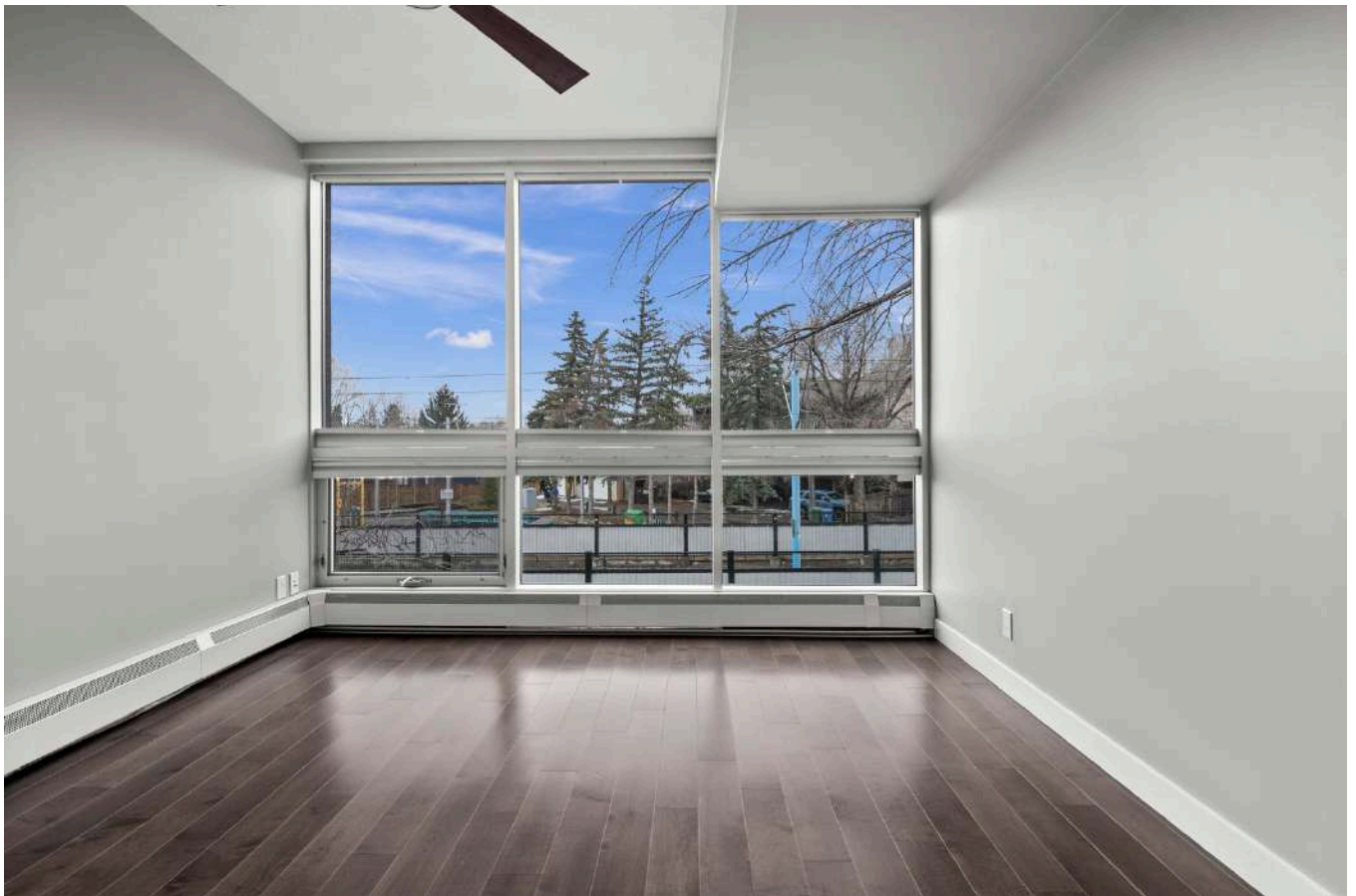




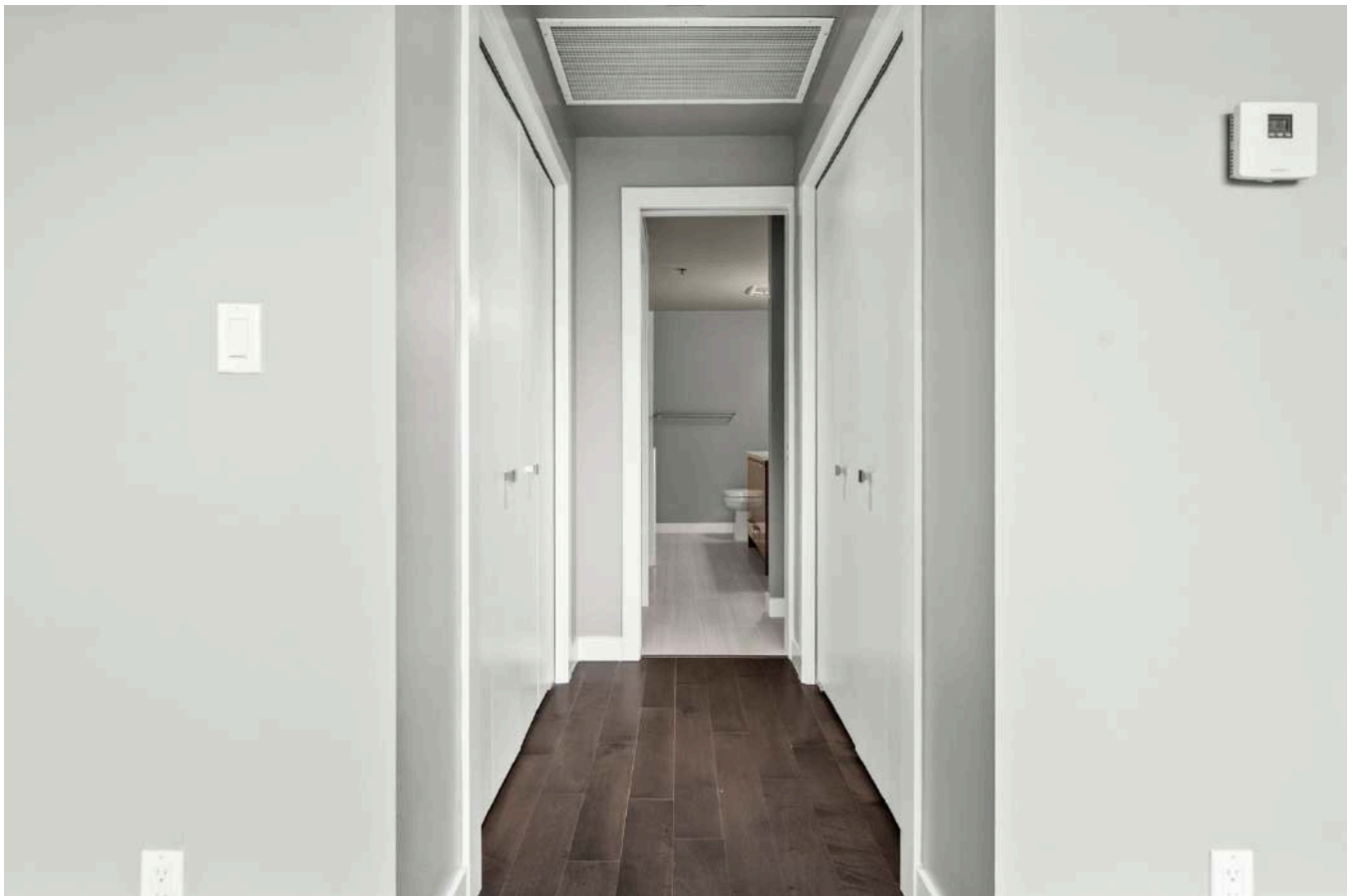


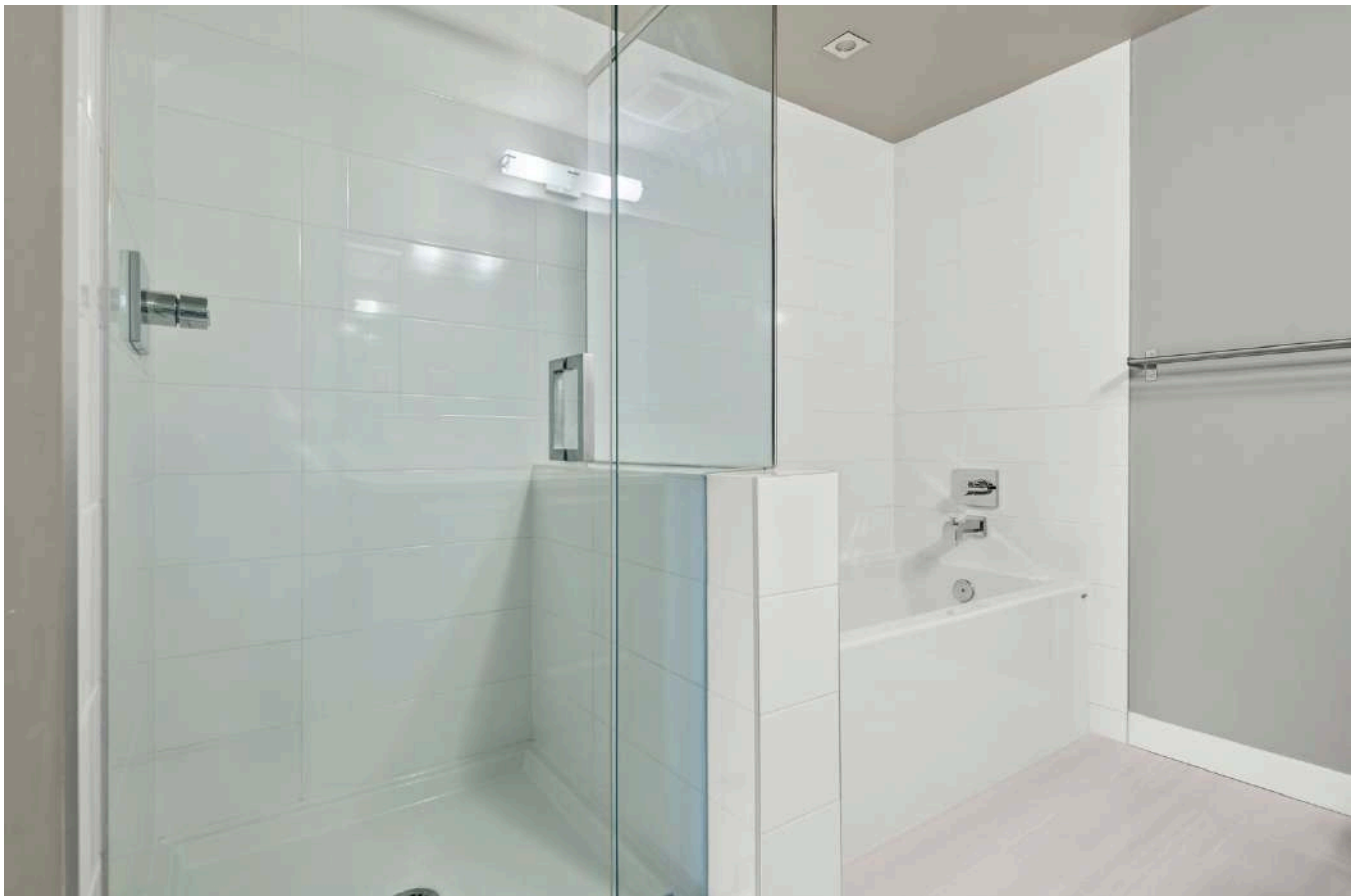
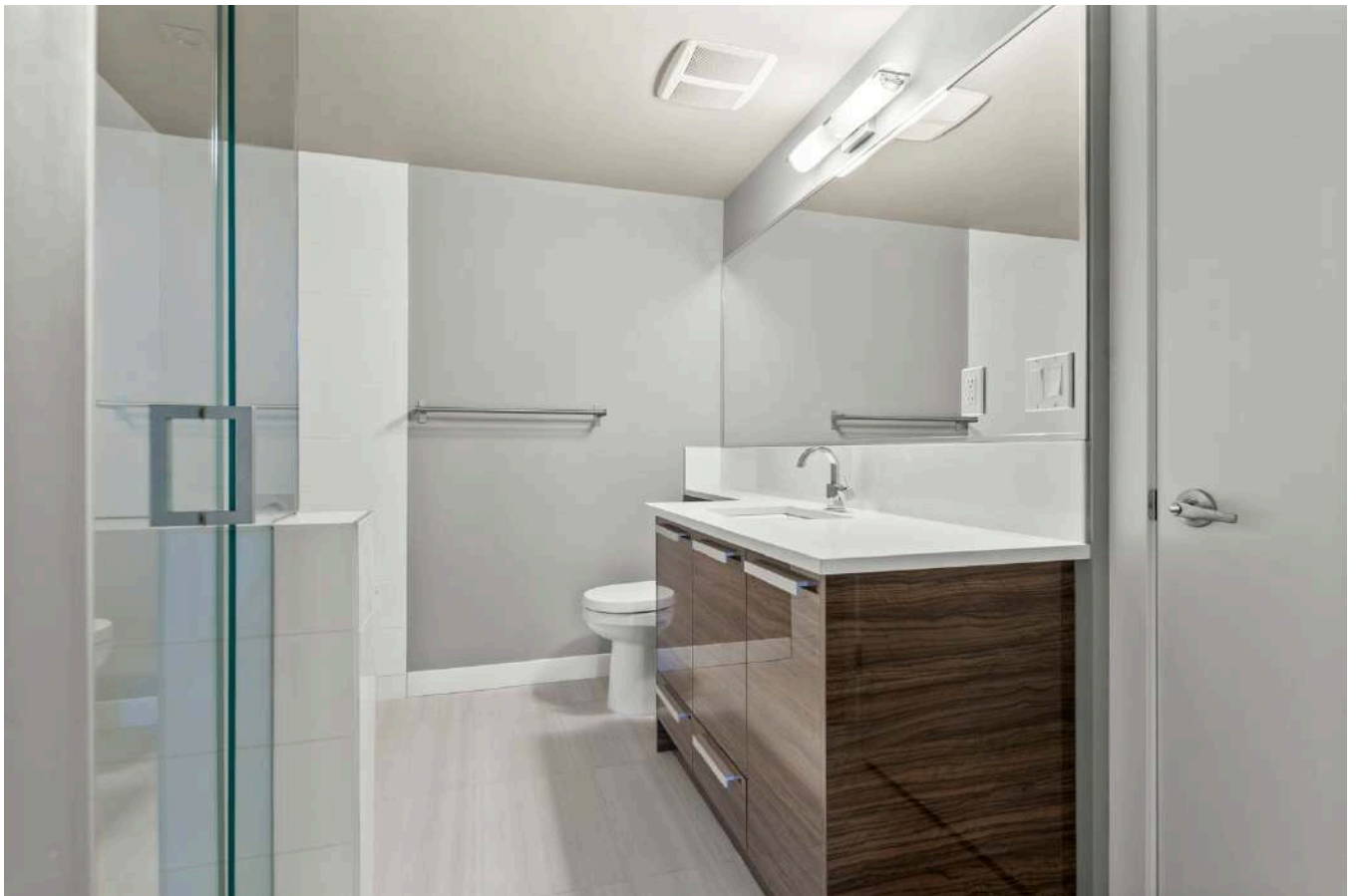




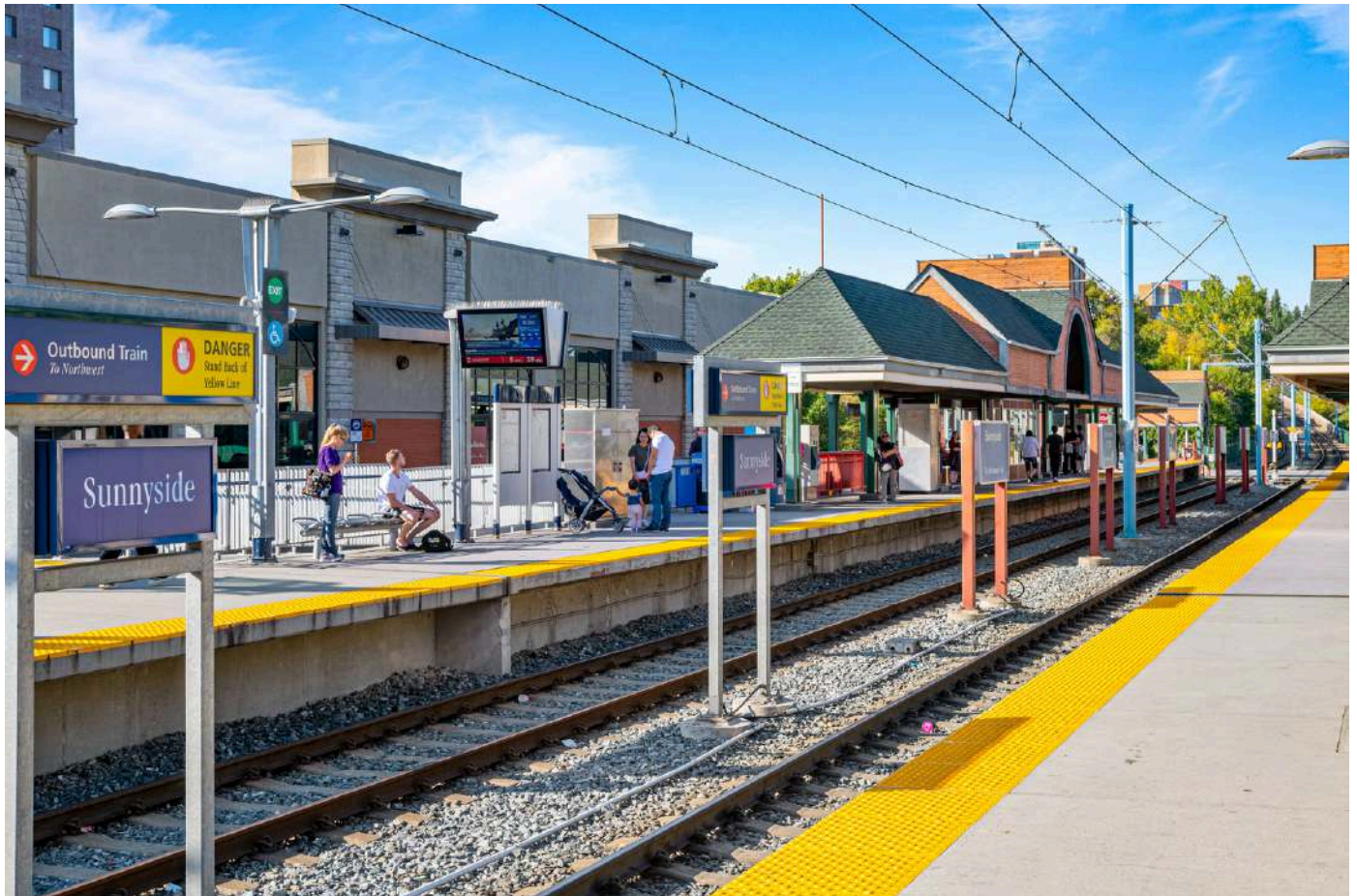










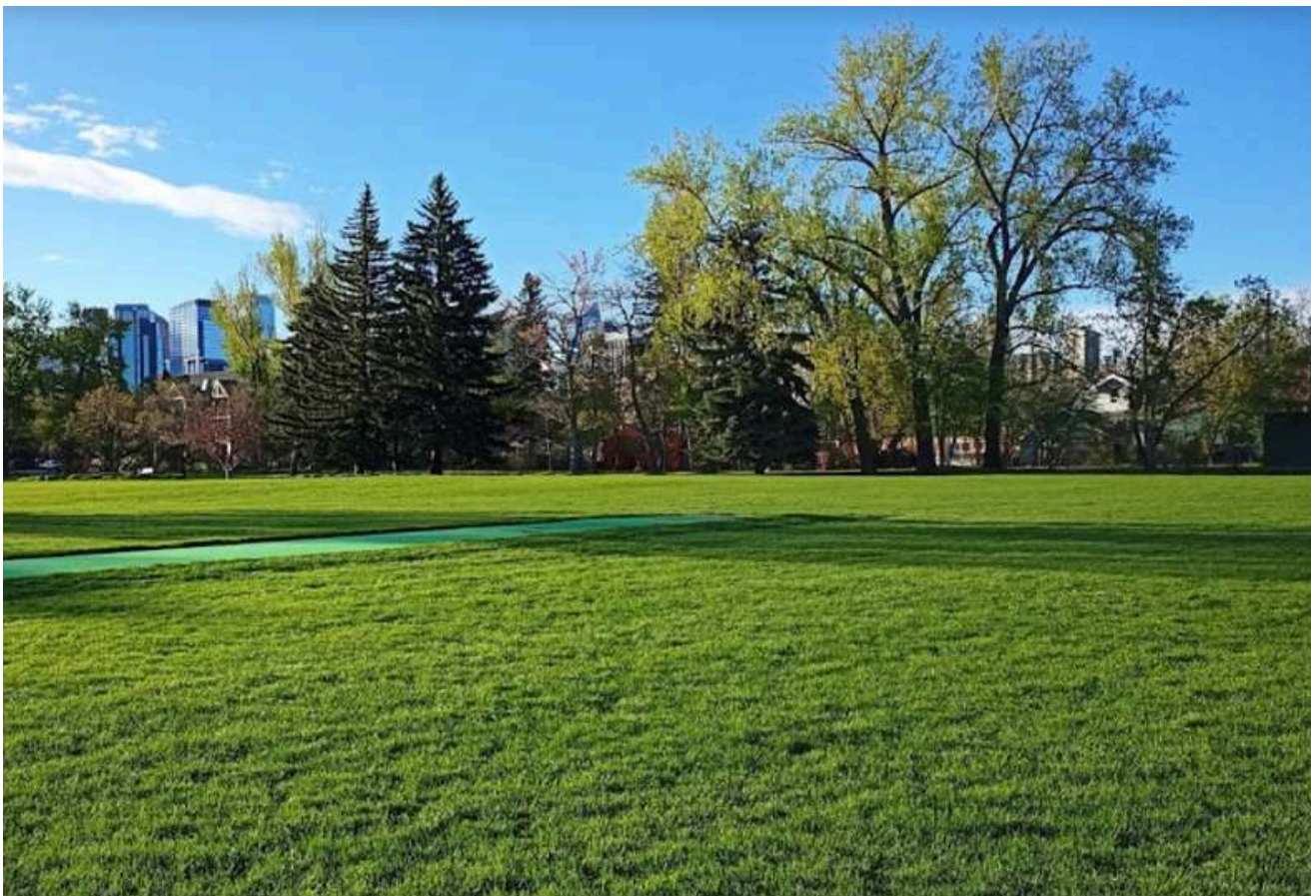






WELCOME TO

HILLHURST SUNNYSIDE & KENSINGTON



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THE COMMUNITY

WELCOME TO HILLHURST/SUNNYSIDE & KENSINGTON

The communities of Hillhurst and the neighbouring Sunnyside together form the Hillhurst-Sunnyside Community Association. The popular Kensington Business Revitalization Zone (BRZ) adjoins the Hillhurst community. It is an active family-friendly commercial area, abundant with amenities, immediately north of downtown and the Bow River, and is easily reached by most of the city's major access routes.



COMMUNITY DESCRIPTION

The neighbourhoods of Hillhurst and Sunnyside are located in Calgary's inner city, northwest of and across from the Bow River. Established in the early 1900s, Hillhurst and Sunnyside are one of the older communities in Calgary. An important event in the community's history was the construction of the Mewata Bridge over the Bow River in 1954. This turned 14th Street into a major link to downtown and initiated commercial redevelopment of the housing in the area. These areas, and the nearby business district of Kensington, have since been enhanced through the efforts of the Business Revitalization Zone Association. They, along with the annual Farmer's Market, offer a number of diverse commercial opportunities for residents. There are also recreational areas nearby, at both Hillhurst Athletic Park and Riley Park. The community is also located on the C-train line. There are both public and separate schools in the area. The Hillhurst/Sunnyside community association is active in providing programming for its residents. For the area children, the community association offers a year round daycare, for youth a free "Cooking Up a Storm" class, and for seniors a community outreach program that offers them assistance with their yardwork and lawn. Other programs, such as the collective kitchen, are also popular. Sports are another important aspect of the community. The soccer pitches, ball diamonds and tennis courts in Hillhurst Athletic Park are well used by local children. In the winter, indoor soccer in the community association gym is well attended. The Bow Valley Lawn Bowling Club, which has been established in the community for decades, attracts adults of all ages.

Calgary Communities link:

<https://calgarycommunities.com/communities/hillhurst-sunnyside-community-association/>

THE COMMUNITY

TRANSIT

The Calgary C-Train (above ground light-rail transit system) runs through the Kensington area via Sunnyside Station. The station is located along 9A Street, between 3rd and 4th Avenue N.W. Kensington is a lively area with many independent shops, restaurants and pubs.

Public Transit: <http://www.calgarytransit.com/schedules-maps>

THE HILLHURST/SUNNYSIDE COMMUNITY ASSOCIATION

The Hillhurst Sunnyside Community Association (HSCA) serves the communities of Hillhurst, Upper Hillhurst, Westmount and Sunnyside in Calgary, Alberta, Canada. The community boundaries of Hillhurst include 8th Avenue N and 16th Avenue N to the north, 10th Street W to the east, the Bow River to the south and both 14th Street W and 18th Street W to the west. The Sunnyside boundaries consist of Centre Street on the east and by 10th Street NW on the west. On the north, Sunnyside is bounded by McHugh Bluff Park and on the south by the Bow River. Our primary service areas are Seniors services, Outreach services and Child Care, making us a full-service community centre. We also hold weekly Farmers' Markets and Flea Markets, offer multiple recreation programs and our centre is available for event rentals.

1320 5 Ave NW, Calgary, AB T2N 0S2

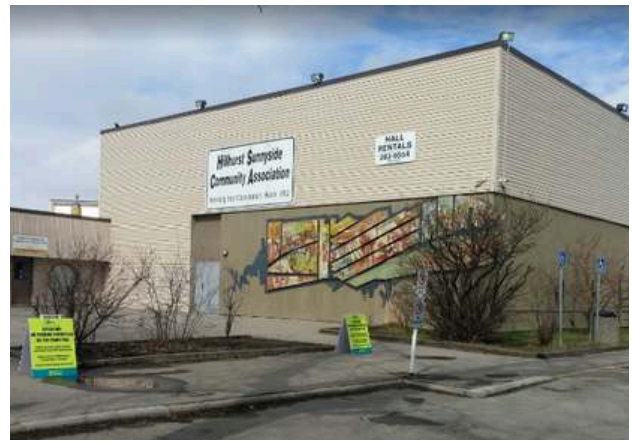
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COMMUNITY ASSOCIATION LINK:

<https://www.hsc.ca/>

FACEBOOK LINK: <https://www.facebook.com/hillhurstsunnyside>

INSTAGRAM LINK: https://www.instagram.com/hillhurst_sunnyside/



THE COMMUNITY

WHAT A GREAT COMMUNITY ASSOCIATION

This community is a great place to live and offers an amazing community association.

GYM RENTALS:

Basketball, badminton, pickle ball floor & ball hockey.

HEARTH ROOM RENTALS:

The Hearth Room is a semi-private rental space at the centre of the HSCA facility and is our most popular venue. This hall takes its name from the large fireplace that defines the room.

POOL RENTALS:

Rentals include lifeguard supervision, use of both pools, all pool toys and our BBQ!

PROGRAMS:

Recreation programs that include soccer, swimming, art classes, tennis, badminton, yoga and more! The programs also include daycare, out-of-school care, community food programs, community connections, senior programs, a flea market and an antique market and more!

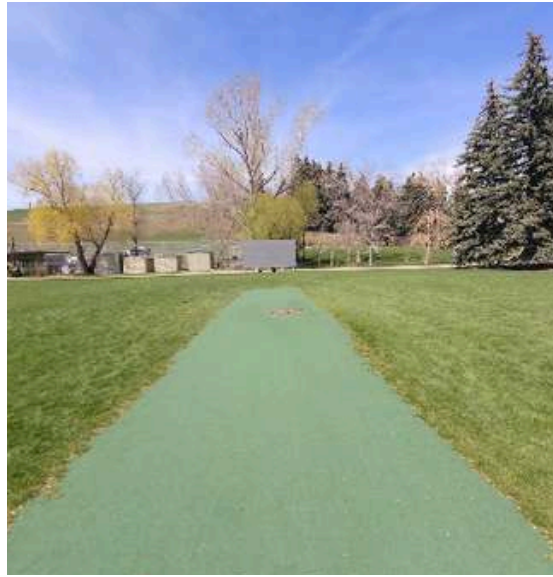


THE COMMUNITY

RILEY PARK

Riley Park is a beautiful destination park in northwest Calgary within walking distance from the Kensington shopping district. The park contains a cricket pitch, wading pool, green spaces, playground, Picnic tables, water fountains, Concession and the Senator Patrick Burns Memorial Rock Garden.

800 12 St NW, Calgary, AB T2N 0S2
<https://www.calgary.ca/csps/parks/locations/nw-parks/riley-park.html>



LIBRARIES

Louise Riley Library - 1904 14 Ave NW, Calgary - 403-260-2600

Reg Erhardt Library at SAIT - Stan Grad Centre, SAIT, 1301 16 Ave NW

Little Free Library - Located in Rosedale & more. Find out more: <https://littlefreelibrary.org/>



THE COMMUNITY

HILLHURST SUNNYSIDE PARK

5th Avenue & 12 Street NW

This great little park is on the Community Association site and offers a large open playing field, baseball diamond, tennis courts, playground and more! This location also offers The farmer's Market (seasonal).



ROSEDALE PARK & OFF LEASH DOG PARK

1103 10 St NW, Calgary, AB T2N 1W4

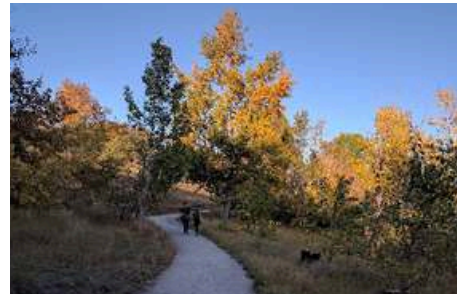
This park starts on 10 Street NW and offers natural spaces & pathways to explore that go all the way to Center Street.



MCHUGH BLUFF & DOG PARK

Crescent Rd NW & Centre Street N, Calgary, AB T2N 1E2

Hillside green space featuring skyline views, plus walking paths & stairs to an observation deck. The off-leash dog park is located at 797 3 St NW, Calgary, AB T2N 1P1.



POPPY PLAZA & MEMORIAL GARDENS

Memorial drive NW (Between 14 Street & 10 Street)

PRINCE'S ISLAND PARK

698 Eau Claire Ave SW, Calgary, AB

Urban park built on the site of a former sawmill, with picnic areas, trails & regular major events.



GROCERY STORES

Safeway Kensington Calgary - 410 10 St NW

Sunnyside Natural Market - 338 10 St NW Unit 10

Sunterra Market & Café, Kensington Road - 2536

Kensington Rd NW

WholeLifeGo - 340 14 St NW

Safeway North Hill Centre - 1632 14 Ave NW #1846

Co-op Midtown - 1130 11 Ave SW



THE COMMUNITY

CONVENIENT LOCAL STORES

You can't get closer than this with shops, restaurants & services along 14th Street and right in your building!

14th STREET - On this street, you can find Chicken on the way, a gas station, convenience store, liquor store, ski shop, barber, and a variety of restaurants and services.



KENSINGTON

With over 250 businesses, Kensington is one of Calgary's most vibrant communities. Whether you want to bike along the river, stroll the neighbourhood while sipping some of Calgary's finest coffee or spend the night listening to live music - Kensington has it all! Considered Calgary's Urban Village, Kensington offers a unique, inner-city experience. Located just off the Sunnyside LRT Station and walking distance from downtown, it's possible to spend an entire day exploring the shops and restaurants.

<http://kensingtonyc.com/>



NORTH HILL SHOPPING CENTER

1632 14 Ave NW

<https://northhillcentre.com/>

This great indoor mall offers a variety of shops, restaurants and services including a food court, banks, EB Games, Dollarama, a liquor store, grocery store, Marks, Pet store, cell phone stores, Shoppers Drug Mart, coffee shop, Winners and so much more! Restaurants include: Boston Pizza, Edo, A&W, Opa, Subway, Tim Hortons and more!



THE COMMUNITY

HOSPITALS

Foothills Medical Centre
(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110
(Switchboard)

**Alberta Children`s
Hospital**
(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

Peter Lougheed Centre
3500 26 Avenue NE
403.943.4555

WALK-IN CLINICS

West Hillhurst Health Clinic
2128 Kensington Rd NW
Phone: 403-270-8939

**Crescent Heights Health
Clinic**
233 16 Ave NW Unit 107
Phone: 403-230-3866

**Riley Park Primary Care
Centre**
1402 8 Ave NW
403-284-3272

CHIROPRACTOR

**Healthquest Chiropractic &
Natural Medicine Ltd**
1228 Kensington Rd NW
403-270-0604

THERAPY

**Ultimate Esthetic &
Massage Therapy**
310 14 St NW
403-270-7377

Epic Massage
111 14 St NW
403-455-6608

DENTISTS

Riverside Dental Clinic
207 19 St NW
403-282-7272

Dr. Zhu's Dental Clinic
609 14 St NW #168
403-283-3480

VETS

**Parkdale Veterinary Clinic
(Kensington Memorial
Veterinary Clinic)**
2604 Kensington Rd NW
403-283-0305

Westmount Animal Clinic
1609 Kensington Rd NW
403-283-3354



FIRE DEPARTMENT

CALL 911 for all emergencies.

Calgary Fire Department Station 8
1720 45 St SW



POLICE

Calgary Police Service District 2 - Rosscarrock
4506 17 Ave SW
403-428-6200

SCHOOLS

PUBLIC

Sunnyside School (K-6)

211 7 St NW Calgary

403-777-6390

<http://school.cbe.ab.ca/school/sunnyside>

Rosedale School (K-9)

905 13 Ave NW Calgary

403-777-7530

<http://school.cbe.ab.ca/school/Rosedale/>

Hillhurst School (K-6)

1418 7 Ave NW Calgary

403-777-6360

<http://school.cbe.ab.ca/school/Hillhurst>

Georges P. Vanier School (6-9)

509 32 Ave NE Calgary

403-777-7460

<http://school.cbe.ab.ca/school/GPVanier/>

Queen Elizabeth High School (7-12)

512 18 St NW Calgary

403-777-6380

<http://school.cbe.ab.ca/school/queenelizabethhs/>

Crescent Heights High School (10-12)

1019 1 St NW Calgary

403-276-5521

<http://school.cbe.ab.ca/school/CrescentHeights/>

CATHOLIC

St. Joseph School (K-9) Catholic

2512 - 5 Street NW

403-500-2009

<https://stjoseph.cssd.ab.ca/>

St. Francis High School (10-12) Catholic

877 Northmount Drive NW

403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>

FRENCH IMMERSION

King George School

(French Immersion) K-5

2108 10 St NW Calgary . 403-777-6210

<http://school.cbe.ab.ca/school/KingGeorge>

Georges P. Vanier School

(French Immersion) 7-9

509 32 Ave NE . 403-777-7460

<http://school.cbe.ab.ca/school/GPVanier/>

William Aberhart (French Immersion) 10-12

3009 Morley Trail NW . 403-289-2551

<http://schools.cbe.ab.ca/b829/aberhart/index.htm>

St. Pius X (French Immersion) K - 6

2312 - 18 Street NW . 403-500-2015

<https://www.cssd.ab.ca/schools/stpiusx/Pages/default.aspx>

Madeleine d'Houet (French Immersion) 7-9

108-22 Ave NW . 403-500-2008

<https://www.cssd.ab.ca/schools/madeleinedhouet/Pages/default.aspx>

