

309, 327 9A Street NW
Calgary, Alberta

MLS # A2217159



\$338,800

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	589 sq.ft.	Age:	2021 (4 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: None

Experience modern urban living at The Annex by Minto Communities, a short-term rental-friendly, award-winning development in the heart of Kensington—Calgary's premier retail and entertainment district! This 1-bedroom + den, 1-bathroom unit offers a sleek, open-concept layout with tall ceilings, floor-to-ceiling windows, and luxury vinyl plank flooring, all bathed in natural light. The chef-inspired kitchen features quartz countertops, ceiling height shaker cabinets, subway tile backsplash, stainless steel appliances, a gas cooktop, and a large island with seating, perfect for casual dining and entertaining. The spacious living room opens to a private balcony with stunning views of downtown Calgary, ideal for morning coffee or evening relaxation. The bright primary bedroom, with walk through closet, is complemented by a generous 4-piece bath, in-suite laundry, and a versatile den ideal for a home office. Enjoy year-round comfort with in-suite, on-demand heating and cooling, plus individual HRV ventilation for exceptional indoor air quality. As Alberta's first LEED v4 Gold Multifamily Midrise, The Annex sets the standard for sustainable luxury. Building amenities include a rooftop patio with BBQs, fire tables, a dog run, community gardens, and panoramic skyline views. Just steps from the Sunnyside LRT station, Bow River pathways, grocery stores, and over 200 restaurants and shops, this is an incredible opportunity for investors or urban professionals alike. Immediate possession available—don't miss out on this rare offering!