

# \$389,900 - 808, 327 9a Street Nw, Calgary

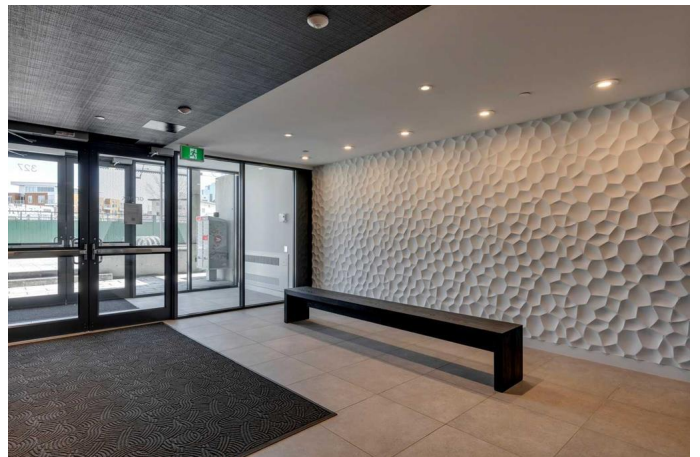
MLS® #A2181224

**\$389,900**

1 Bedroom, 1.00 Bathroom, 560 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

\* SHORT TERM/AIR BNB RENTALS ALLOWED \* Discover luxury living at The Annex by Minto Communities, masterfully designed by award-winning architect Nyhoff. Situated in the vibrant heart of Kensington, this home has an impressive 94 walk score, with a prime location that puts you just steps away from over 200 shops, renowned restaurants, excellent transit options, and the scenic Bow River pathway system. The thoughtfully designed floor plan features 1 bedroom plus a den, a four-piece bathroom, and a 65 sq. ft. private balcony, perfect for outdoor relaxation. The kitchen is equipped with premium stainless steel appliances, a gas cooktop, and a spacious island with an integrated dining table, making it ideal for entertaining. The versatile den is perfect for a home office or additional storage. Additional highlights include floor-to-ceiling windows, in-suite laundry, bike storage, and a fully secured titled, underground parking stall. As Kensington's first LEED Gold V4 Multifamily Midrise, The Annex offers sustainable living in a concrete structure designed for soundproofing and low condo fees. Residents enjoy exclusive access to a rooftop patio featuring a community garden, a BBQ area, cozy seating, a fireplace, and a dog run. Experience the perfect blend of luxury, sustainability, and city convenience in this remarkable condo. Book your private viewing today to start living the vibrant Kensington lifestyle!



Built in 2021

## Essential Information

MLS® #	A2181224
Price	\$389,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	560
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

## Community Information

Address	808, 327 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1T7

## Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Secured Parking, Dog Run, Roof Deck
Parking Spaces	1
Parking	Heated Garage, Underground, Parkade, Secured, Titled
# of Garages	1

## Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Breakfast Bar
Appliances	Built-In Oven, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	9

## Exterior

Exterior Features	Fire Pit, Courtyard, Dog Run, Garden, Outdoor Grill
Roof	Flat Torch Membrane
Construction	Concrete, Metal Frame

### **Additional Information**

Date Listed	December 4th, 2024
Days on Market	98
Zoning	DC

### **Listing Details**

Listing Office	eXp Realty
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