

327 9A Street #602, Calgary T2N1T7

MLS® #: **A2109898** Area: **Sunnyside** Listing Date: **03/04/24** List Price: **\$575,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 13-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **6,146 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **819**
 Low Sqft:
 Ttl Sqft: **819**

DOM

76
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Barbecue,Courtyard,Dog Run,Fire Pit**
 Construction: **Concrete,Metal Frame**
 Flooring: **Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`5" x 15`4"	Kitchen	Main	11`5" x 11`1"
Bedroom - Primary	Main	12`0" x 9`9"	Bedroom	Main	12`0" x 10`3"
4pc Bathroom	Main	7`11" x 5`0"	4pc Ensuite bath	Main	7`8" x 7`2"

Legal/Tax/Financial

Condo Fee: **\$446** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:	2110091	Monthly	Remarks
Pub Rmks:	<p>Welcome to The Annex, where luxury living meets unparalleled convenience in Calgary's top-rated community. This exquisite 2 bedroom, 2 bathroom unit boasts an abundance of natural light, complemented by a modern kitchen featuring sleek QUARTZ countertops, a spacious island with a built-in dining table, gas stove, stainless steel appliances, and a stylish tiled backsplash. The Primary bedroom is a sanctuary with FLOOR-TO-CEILING windows, offering panoramic views and a walk-through closet leading to the master ensuite bathroom complete with a glass shower. Convenience is key with in-suite laundry and a fully secured UNDERGROUND titled parking stall included. Designed by Minto Communities, The Annex features award-winning architecture and a remarkable walking score of 94. With transit access across the street and over 200 shops, acclaimed restaurants, and the Bow River pathway system just moments away, this location epitomizes urban living at its finest. The Annex is Kensington's first LEED Gold V4 Multifamily Midrise, setting a new standard for environmentally friendly structures. Enjoy the highest level of comfort with inclusive features such as in-suite and on-demand heating and cooling controls, and individual Heat Recovery Ventilation (HRV) for superior indoor air quality. Constructed with a quiet concrete structure and low condo fees, this award-winning building offers residents exclusive access to a ROOFTOP PATIO featuring a community garden, communal BBQ area, seating areas, a fireplace, bike storage room, and a dog run. Investment opportunities abound as The Annex is pet friendly upon approval and currently permits short-term rentals through Airbnb. Whether you're expanding your investment portfolio or seeking a primary residence, the possibilities here are endless at such an attractive price point. Don't miss out on this exceptional opportunity!</p>		
Inclusions:	N/A		
Property Listed By:	RE/MAX Real Estate (Central)		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











