



THE
A-TEAM

**RE/MAX
FIRST**

327 9A Street #305, Calgary T2N 1T2

MLS® #: **A2113858**

Area: **Sunnyside**

Listing Date: **03/15/24**

List Price: **\$450,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 23-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **616**
Low Sqft:
Ttl Sqft: **616**

DOM

65

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Concrete**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`2" x 8`11"	Kitchen With Eating Area	Main	11`7" x 12`5"
4pc Bathroom	Main	4`11" x 8`6"	Laundry	Main	3`1" x 2`10"
Entrance	Main	3`6" x 6`4"	Bedroom	Main	7`6" x 7`10"
3pc Ensuite bath	Main	7`8" x 4`11"	Walk-In Closet	Main	7`11" x 3`5"
Bedroom - Primary	Main	8`11" x 10`1"	Balcony	Main	10`4" x 6`1"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$343

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

2110091

Remarks

Pub Rmks:

Luxury living at The Annex in one of Calgary's top communities. Located in the heart of Sunnyside, this unit features all the bells & whistles you've been looking for! This modern 2 bed/2 bath condo features a contemporary kitchen with a large quartz island, gas stove and stainless steel appliances. The living room has floor-to-ceiling windows with access to a large balcony and breathtaking DOWNTOWN VIEWS! The master bedroom features a 3-pc ensuite including a large shower and walk-through closet. There's some fabulous views from this bedroom as well! The 2nd bedroom has a trendy barn door, and a 4-pc bath in close proximity. There is also an in-suite washer/dryer and a TITLED PARKING STALL. This building is PET FRIENDLY & SHORT TERM (AIR BNB) FRIENDLY. The Annex is Alberta's 1st LEED v4 Gold Multifamily Midrise. All suites offer the highest standard of comfort with inclusive features like in-suite and on-demand heating and cooling controls, and individual Heat Recovery Ventilation (HRV) for superior indoor air quality. There is also a spacious ROOF-TOP PATIO with a dog run, fireplace & BBQs. What more could you ask for? Perfect location close to the LRT, shops, diners, cafes, parks, Bow River & so much more! Don't miss out on this opportunity to own a a condo in the vibrant Kensington community. Book your viewing appointment today!

Inclusions:

N/A

Property Listed By:

Century 21 Bamber Realty LTD.

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











