



THE
A-TEAM

**RE/MAX
FIRST**

327 9A Street #509, Calgary T2N 1T7

MLS®#: **A2140007** Area: **Sunnyside** Listing Date: **06/10/24** List Price: **\$399,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Parkade, Underground**

Finished Floor Area
 Abv Sqft: **585**
 Low Sqft:
 Ttl Sqft: **585**

DOM

18
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete**
 Flooring: **Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Gas Range, Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`1" x 4`11"	Bedroom	Main	9`0" x 13`0"
Dining Room	Main	5`5" x 12`5"	Kitchen	Main	5`6" x 12`5"
Laundry	Main	6`8" x 5`9"	Living Room	Main	11`6" x 10`10"
Den	Main	8`1" x 7`3"			

Legal/Tax/Financial

Condo Fee: **\$319** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **2110091**

Remarks

Pub Rmks: **Welcome to luxury living at The Annex, a premier condo development in the heart of Kensington, just steps from the Sunnyside LRT station. This exquisite 1 bedroom + den, 1 bathroom unit is flooded with natural light and features a private balcony with stunning views of downtown Calgary. The stylish kitchen is a chef's dream, boasting quartz countertops, a gas cooktop, stainless steel appliances, a tiled backsplash, sleek high gloss upper cabinets, and wood finish lower cabinets. The huge kitchen island offers plenty of space for seating and dining. The Annex is Alberta's first LEED v4 Gold Multifamily Midrise, setting a new standard for environmentally friendly design. LEED v4, the latest green building standard, guarantees exceptional comfort with features like in-suite and on-demand heating and cooling controls, as well as individual Heat Recovery Ventilation (HRV) for superior indoor air quality. Enjoy the outdoor rooftop patio with spectacular views of Calgary's skyline, complete with a dog run, patio furniture, two barbecues, raised garden beds for gardening, and gas fire pits. This prime location places you within walking distance of grocery stores, river pathways, restaurants, coffee shops, and boutiques, offering the perfect blend of urban convenience and luxury living. Don't miss out on this exceptional opportunity at The Annex!**

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







