



THE
A-TEAM

**RE/MAX
FIRST**

327 9A Street #504, Calgary T2N 1T7

MLS® #: **A2140143** Area: **Sunnyside** Listing Date: **06/15/24** List Price: **\$539,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Jun** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **734**
 Low Sqft:
 Ttl Sqft: **734**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Underground**

Utilities and Features

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

Construction: **Concrete**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$410** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:

2110091

Monthly

Remarks

Pub Rmks:

With one of the best locations in the city, this 2 bed, 2 bath unit at The Annex is sure to impress. Located in the heart of Sunnyside, and just a block off the popular Kensington shopping district, this unit features all the bells and whistles you've been looking for! A modern contemporary kitchen features a large quartz island, gas stove and stainless steel appliances. The living room has floor-to-ceiling windows with access to a large west facing balcony with views. The master bedroom features a 3-pc ensuite including a large shower and walk-through closet. The 2nd bedroom is bright and spacious with its own 4-pc bath in close proximity. There is also an in-suite washer/dryer and a TITLED PARKING STALL. The Pet Friendly 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. 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 condo in the vibrant Kensington community. Note: Furniture available for purchase if wanted.

Inclusions:

n/a

Property Listed By:

Century 21 Argos Realty

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







