



THE
A-TEAM

**RE/MAX
FIRST**

327 9A Street #710, Calgary T2N 1T7

MLS®#: **A2150352**

Area: **Sunnyside**

Listing Date: **08/23/24**

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**

Finished Floor Area

Abv Sqft: **561**
Low Sqft:
Ttl Sqft: **561**

DOM

26
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Secured, Stall, Titled, Underground

Utilities and Features

Roof: **Flat Torch Membrane**

Heating: **Fan Coil, Natural Gas**

Sewer:

Ext Feat: **Courtyard, Dog Run, Fire Pit, Garden, Outdoor Grill**

Construction:

Concrete, Metal Frame

Flooring:

Tile, Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Oven, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

Kitchen Island

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`6" x 7`10"	Living Room	Main	11`8" x 9`8"
Den	Main	7`8" x 6`2"	Foyer	Main	12`0" x 5`0"
Laundry	Main	6`0" x 3`2"	Balcony	Main	11`8" x 6`8"
Bedroom - Primary	Main	9`6" x 8`10"	4pc Bathroom	Main	7`10" x 5`0"

Legal/Tax/Financial

Condo Fee:

\$315

Title:

Fee Simple

Zoning:

DC

Fee Freq:
Monthly

Legal Desc: **2110091**

Remarks

Pub Rmks: **Discover luxury living in this exquisite condo at The Annex by Minto Communities. Nestled in the vibrant heart of Kensington, this award-winning Nyhoff-designed building offers exceptional investment potential with short-term rental options permitted through Airbnb. Boasting an impressive 94 walk score, residents enjoy unparalleled access to over 200 shops, acclaimed restaurants, transit, and the scenic Bow River pathway system. "The Gladstone" plan includes 1-bedroom + den, 1-bathroom unit, offering [insert square footage] of meticulously designed living space, plus an 80 sq. ft. balcony for outdoor relaxation. Entertain with ease in the chef-inspired kitchen, featuring premium stainless steel appliances, a gas cooktop, and a spacious island with an integrated dining table. The versatile den is perfect for a home office or extra storage, while the private balcony, complete with a gas hookup, extends your living space into the outdoors. Additional highlights include floor-to-ceiling windows, in-suite laundry and a fully secured, titled underground parking stall. As Kensington's first LEED Gold V4 Multifamily Midrise, this sustainably built concrete structure offers low condo fees and soundproofing. Residents of The Annex also enjoy exclusive access to a rooftop patio, complete with a community garden, BBQ area, cozy seating, a fireplace, bike storage, and a dog run. Experience luxury living and the breathtaking Calgary skyline at The Annex. Book your viewing today!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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