

327 9A Street #329, Calgary T2N1T7

MLS® #: **A2171425** Area: **Sunnyside** Listing Date: **10/07/24** List Price: **\$438,000**
 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:

Garage Door Opener,Gated,Heated Garage,Parkade,Secured,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **575**
 Low Sqft:
 Ttl Sqft: **575**

DOM

45
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Entrance**

Construction: **Concrete,Metal Siding**
 Flooring: **Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Gas Range,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`2" x 9`0"	Bedroom	Main	11`6" x 9`4"
4pc Ensuite bath	Main	7`10" x 5`0"	Kitchen With Eating Area	Main	11`2" x 9`8"
Living Room	Main	10`6" x 10`0"	Laundry	Main	8`0" x 5`4"
Balcony	Main	21`0" x 10`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$335

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 2110091

Remarks

Pub Rmks: **AirBNB allowed | Discover a rare opportunity in Calgary's vibrant Sunnyside/Kensington neighborhood with this unique LIVE-WORK townhouse-like unit at The Annex. With its separate main floor private entrance. Developer-size 640 sq.ft. layout, this 2-bedroom, 1-bathroom with spacious laundry room condominium is the first of its kind in this building to become available for sale, combining luxury and sustainability in one outstanding package. Commute less and get out and enjoy the city more! Views of the city skyline & the river. Steps from the river & the heart of downtown Calgary. Quickly get onto Calgary's major roadways, 14th Street NW and Memorial Dr. Step inside to find an inviting open kitchen with high-end, full-size stainless steel appliances, complemented by floor-to-ceiling windows that flood the space with natural light. The generous layout includes ample storage and a spacious laundry room for added storage. One of the standout features is the expansive outdoor front patio—one of the largest in the building—perfect for entertaining or working from home, complete with a gas hook-up for your BBQ. Secure heated parking is a breeze with one of the largest titled underground stalls, and the building boasts a prime transit score for easy access to public transportation. Enjoy a lifestyle filled with nearby amenities, including top-rated restaurants, shops, parks, and vibrant local markets. Just minutes from downtown Calgary and close to SAIT and the Foothills Hospital, this unit truly offers the best of urban living. With Kensington's eclectic mix of shops, services, and the Sunnyside CTrain station right at your doorstep, The Annex promises a lifestyle rich in convenience and community. This is not only a beautiful home but also an exceptional investment opportunity with flexible options for AIRBNB and short-term rentals (one of the rare buildings that still allow this). Recognized for its environmental sustainability, it's the first LEED v4 Gold Multi-family Mid-rise building in Calgary, featuring energy-efficient lighting and water-saving fixtures. Building amenities include a stunning rooftop patio with communal BBQ facilities, fire pits, and breathtaking 360 degree skyline views, along with a dog park & dog run & pet-friendly spaces. Bike storage. Titled parking stall. With a proven rental history and innovative green technologies, The Annex is the perfect place for investors and homeowners alike. Don't miss your chance to experience modern living and investment potential in Calgary's top-rated community!**

Inclusions: **Furniture (negotiable except for rental (sofa & bed frame) which can be taken over), all consumables, towels, everything that makes it AirBNB ready can be negotiated.**

Property Listed By: **RE/MAX House of Real Estate**

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











