



THE
A-TEAM

**RE/MAX
FIRST**

327 9A Street #903, Calgary T2N 1T7

MLS®#: **A2176090**

Area: **Sunnyside**

Listing Date: **10/31/24**

List Price: **\$529,880**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Finished Floor Area

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

DOM

22
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: **Parkade,Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range,Built-In Range,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	7`10" x 7`6"
4pc Bathroom	Main	8`5" x 4`11"
Laundry	Main	2`10" x 3`1"
Living Room	Main	9`3" x 11`1"
Walk-In Closet	Main	3`3" x 8`0"
Balcony	Main	6`1" x 10`4"

Room	Level	Dimensions
Entrance	Main	3`2" x 3`6"
Laundry	Main	2`10" x 3`1"
Kitchen With Eating Area	Main	12`3" x 11`6"
Bedroom - Primary	Main	9`10" x 8`11"
3pc Ensuite bath	Main	4`11" x 7`8"

Legal/Tax/Financial

Condo Fee:
\$343

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2110091**

Remarks

Pub Rmks: **Welcome to The Annex located in the heart of Kensington; blocks from the Bow River pathways, parks, city core, award-winning restaurants, coffee houses, and boutiques with exceptional transit and walking scores. This East facing Penthouse unit welcomes you with 10ft ceilings (exclusive to this floor only) with phenomenal views of the cityscape. Luxury vinyl runs throughout the space offering a stylish and durable solution as your primary home or take advantage of the permissible AirBnB. Upon entry you will notice a beautifully finished 4 piece bathroom and an oversized washer and dryer closet. Across the hall is a bedroom perfect for a room mate, office or flex place. The thoughtfully designed kitchen is well appointed with quartz counter tops, waterfall island with ample storage, stylish back splash subway tile, contrasting cabinetry & high end Fisher & Paykel / Samsung stainless steel appliances to finish. A spacious living room with floor to ceiling windows and easy access to a private balcony allows a ton of natural light and wonderful panoramic views. The primary bedroom includes massive windows, 3 piece bath & walkthrough thru closet. This urban multi-mid rise has one of the best roof-top patios in the city. Complete with a dog run, fireplace, communal BBQs, a community garden, and ample seating areas to take in Calgary's skyline and mountain views. The Annex building is one of the most sophisticated developments, being the province's first LEED v4 Gold Multifamily Midrise & offers the highest standard of comfort with inclusive features such as in-suite & on-demand heating & cooling controls & individual heat recovery ventilation (HRV), ensuring exceptional indoor air quality. Do not miss this opportunity!**

Inclusions:
Property Listed By: **NA
MaxWell Canyon Creek**

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











