



THE
A-TEAM

**RE/MAX
FIRST**

327 9A Street #504, Calgary T2N 1T7

MLS®#: **A2177163**

Area: **Sunnyside**

Listing Date: **11/04/24**

List Price: **\$519,900**

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:

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

Underground

DOM

29

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

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**
Fee Freq:

Zoning: **DC**

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







