



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**327 9A Street #808, Calgary T2N 1T7**

MLS®#: **A2181224**

Area: **Sunnyside**

Listing Date: **12/04/24**

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**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Heated Garage, Parkade, Secured, Titled, Underground**

Finished Floor Area

Abv Sqft: **560**  
Low Sqft:  
Ttl Sqft: **560**

DOM

**17**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz: **1**

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 Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Dryer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$299**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **2110091**

Remarks

Pub Rmks: **Discover luxury living at The Annex by Minto Communities, masterfully designed by award-winning architect Nyhoff. Situated in the vibrant heart of Kensington, this home has an impressive 94 walk score, with a prime location that puts you just steps away from over 200 shops, renowned restaurants, excellent transit options, and the scenic Bow River pathway system. The thoughtfully designed floor plan features 1 bedroom plus a den, a four-piece bathroom, and a 65 sq. ft. private balcony, perfect for outdoor relaxation. The kitchen is equipped with premium stainless steel appliances, a gas cooktop, and a spacious island with an integrated dining table, making it ideal for entertaining. The versatile den is perfect for a home office or additional storage. Additional highlights include floor-to-ceiling windows, in-suite laundry, bike storage, and a fully secured titled, underground parking stall. As Kensington's first LEED Gold V4 Multifamily Midrise, The Annex offers sustainable living in a concrete structure designed for soundproofing and low condo fees. Residents enjoy exclusive access to a rooftop patio featuring a community garden, a BBQ area, cozy seating, a fireplace, and a dog run. Experience the perfect blend of luxury, sustainability, and city convenience in this remarkable condo. Book your private viewing today to start living the vibrant Kensington lifestyle!**

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

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







