



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**

Finished Floor Area
Abv Sqft: **560**
Low Sqft:
Ttl Sqft: **560**

DOM

49
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: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Secured, 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 Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Oven, Dishwasher, Gas Stove, 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
Kitchen	Main	12`3" x 12`2"	Living Room	Main	11`8" x 8`4"
Laundry	Main	5`0" x 3`3"	Foyer	Main	12`4" x 4`4"
Den	Main	7`8" x 6`8"	Balcony	Main	10`11" x 6`0"
Bedroom - Primary	Main	9`5" x 8`10"	4pc Bathroom	Main	7`10" x 4`11"

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







