



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**327 9A Street #602, Calgary T2N 1T7**

MLS® #: **A2189320**

Area: **Sunnyside**

Listing Date: **01/24/25**

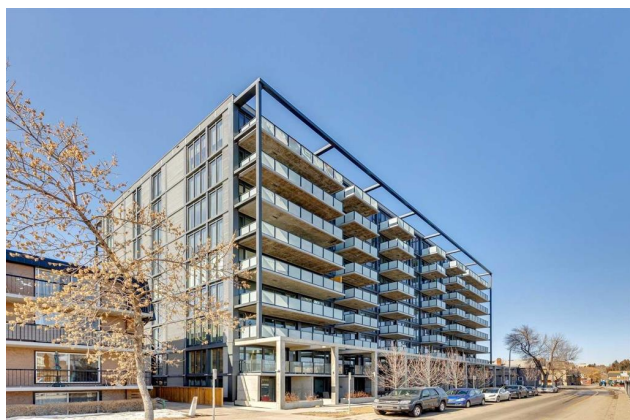
List Price: **\$569,900**

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:

Finished Floor Area

Abv Sqft: **830**  
Low Sqft:  
Ttl Sqft: **830**

DOM

**48**

Layout

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

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: **Dishwasher, Gas Range, 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>11`5" x 9`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 7`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`5" x 7`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`1" x 3`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`11" x 5`2"</b>	<b>Balcony</b>	<b>Main</b>	<b>22`0" x 6`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 9`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`8" x 7`2"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$446

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 2110091

Remarks

Pub Rmks: **SHORT TERM/AIR BNB RENTALS ALLOWED. Welcome to luxury living in the heart of Kensington! The Annex offers a lifestyle of convenience in Calgary's top rated community. This 6th floor, corner-unit boasts 2 bedrooms, 2 bathrooms, has loads of natural sunlight, a stylish kitchen with quartz countertops, stainless steel appliances & tiled backsplash. The primary bedroom has a walk-in walk-through closet that opens to the master ensuite bath with a glass shower. The large balcony offers west facing views - the perfect place to watch evening sunsets, and comes with a natural gas bbq hook up. This condo is Alberta's 1st LEED v4 Gold Multifamily Midrise. LEED v4 is the latest framework and standard for the next generation of environmentally friendly structures and green buildings, with the highest standard of comfort and inclusive features like in-suite and on-demand heating and cooling controls, and individual Heat Recovery Ventilation (HRV) for superior indoor air quality. Relax on the outdoor rooftop patio and take in Calgary's city skyline while enjoying access to furniture, a dog run, raised garden beds, gas fire pit & two barbecues for entertaining. The Annex is in a prime location in a neighbourhood that offers transit, grocery stores, access to parks and river paths, restaurants, coffee houses, local boutiques, and is just a short walk to the downtown core. The Annex allows short term rentals, making it a great investment. This condo is one you do not want to miss! Book your showing today.**

Inclusions: N/A  
Property Listed By: eXp Realty

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









