



THE
A-TEAM

**RE/MAX
FIRST**

327 9A Street #403, Calgary T2N 1T7

MLS® #: **A2190093**

Area: **Sunnyside**

Listing Date: **02/01/25**

List Price: **\$459,900**

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: **610**
Low Sqft:
Ttl Sqft: **610**

DOM

0
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: **Titled, Underground**

Utilities and Features

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

Construction: **Concrete, Metal Frame**
Flooring:
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	
Bedroom	Main	8`11" x 10`1"	Kitchen	Main	11`7" x 12`6"
Living Room	Main	11`2" x 8`5"	Bedroom	Main	7`7" x 7`10"

Legal/Tax/Financial

Condo Fee:
\$343

Title:
Fee Simple
Fee Freq:

Zoning:
DC

Monthly

Legal Desc: 2110091

Remarks

Pub Rmks: **Attention young professionals, couples, and savvy investors! Welcome to the highly sought-after Annex by Minto—a modern, sustainably built complex in the heart of Kensington. This stunning 2-bedroom, 2-bathroom condo offers the perfect blend of style, convenience, and investment potential. Step inside to discover a sleek, open-concept layout featuring a contemporary kitchen with a large quartz island, stainless steel appliances including a gas stove, and modern finishes throughout. Floor-to-ceiling east-facing windows flood the space with natural light while offering vibrant city views. The primary bedroom includes a chic 3-piece ensuite with a subway-tiled walk-in shower, while the second bedroom doubles as an ideal guest room, office, or flex space and is located next to a full bathroom with a tub/shower combo. Additional features include in-suite laundry, air conditioning, and a private balcony with a gas hookup—perfect for summer BBQs. This LEED Gold Certified concrete building is designed for sustainability, offering energy-efficient features such as ENERGY STAR appliances, a heat recovery ventilator (HRV), high-efficiency windows, LED lighting, a programmable thermostat, ultra high-efficiency toilets, and water-saving faucets. The location is unbeatable—just steps from the LRT station, making it ideal for students attending SAIT, Bow Valley College, or the University of Calgary. You'll also be within walking distance of the Peace Bridge, Bow River pathways, and the vibrant restaurants, cafes, and shops of Kensington. This condo comes with a titled underground parking stall, access to a bike storage room, and a rooftop patio featuring a communal BBQ area, dog run, and cozy fireplace lounge. It's an excellent investment opportunity as the building permits short-term rentals through Airbnb, is financially sound, and has low condo fees. Don't miss your chance to own this incredible property—book your private showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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









