

# \$389,900 - 808, 327 9a Street Nw, Calgary

MLS® #A2209373

**\$389,900**

1 Bedroom, 1.00 Bathroom, 560 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

**\* SHORT TERM/AIR BNB RENTALS**

**ALLOWED** \* 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!



Built in 2021

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209373          |
| Price          | \$389,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 560               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 808, 327 9a Street Nw |
| Subdivision | Sunnyside             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 1T7               |

## Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Community Gardens, Dog Run |
| Parking Spaces | 1                                                                                    |
| Parking        | Heated Garage, Parkade, Titled, Underground, Secured                                 |
| # of Garages   | 1                                                                                    |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters                                         |
| Appliances        | Built-In Oven, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Natural Gas, Fan Coil                                                                                  |
| Cooling           | Central Air                                                                                            |
| # of Stories      | 9                                                                                                      |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Courtyard, Dog Run, Garden, Fire Pit, Outdoor Grill |
| Roof              | Flat Torch Membrane                                 |
| Construction      | Concrete, Metal Frame                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 13              |
| Zoning         | DC              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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