\$330,000 - 610, 327 9a Street Nw, Calgary

MLS® #A2258251

\$330,000

1 Bedroom, 1.00 Bathroom, 551 sqft Single Family on 0.00 Acres

Sunnyside, Calgary, Alberta

PRICED TO SELL - MOTIVATED SELLER | AIRBNB FRIENDLY | FRESHLY PAINTED | AIR CONDITIONING | 1 BEDROOM + DEN | CONCRETE BUILDING | HEART OF KENSINGTON | SECURED UNDERGROUND PARKING | Welcome to luxury living in the Annex Building, perfectly positioned in one of Calgary's most vibrant inner-city communities and just minutes from downtown and the Bow River pathways. The Annex is Kensington's first LEED Gold V4 Multifamily Midrise, built concrete, quiet, and sustainably designed. This stylish home combines functionality with high-end finishes and thoughtful details throughout. You'II love the 9-foot ceilings, floor-to-ceiling windows that flood the space with natural light, and the comfort of central A/C for warm summer days. The chef-inspired kitchen features quartz countertops with a waterfall island, sleek cabinetry, a gas cooktop, built-in oven, under-cabinet lighting, and premium stainless-steel appliances. The open-plan living extends to your private balcony (nearly 80 sq ft) with a gas hookup â€" perfect for these gorgeous fall evenings. A versatile den offers space for a home office or extra storage, while in-suite laundry adds convenience. Residents of the Annex enjoy secure underground parking, bike storage, and an incredible rooftop patio with panoramic downtown views. Complete with a dog run, BBQs, lounge seating, community garden, and fireplace, it's a one-of-a-kind space in the







heart of the city. Step outside to everything Kensington offers â€" cafés, shops, dining, the LRT, Safeway, and beloved spots like Oolong Tea House, Higher Ground, Hayden Block, and Red's Diner. Freshly painted and professionally cleaned, this home is move-in ready. At \$350,000, it's priced to sell â€" don't miss your chance to live or invest in the sought-after Kensington lifestyle! (id:6289)

Built in 2021

Essential Information

Listing # A2258251 Price \$330,000

Bedrooms 1

Bathrooms 1.00 Square Footage 551

Acres 0.00 Year Built 2021

Type Single Family

Sub-Type Condominium/Strata

Community Information

Address 610, 327 9a Street Nw

Subdivision Sunnyside
City Calgary
Province Alberta
Postal Code T2N1T7

Amenities

Amenities Park, Playground, Schools, Shopping

Features Parking

Parking Spaces 1

Parking Underground

Interior

Appliances Refrigerator, Range - Gas, Dishwasher, Oven, Microwave Range Hood

Combo, Window Coverings, Washer/Dryer Stack-Up

Cooling Central air conditioning

of Stories 9

Exterior

Exterior Concrete

Construction Poured concrete, Steel frame

Listing Details

Listing Office Real Broker





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