

\$510,000 - 202, 327 9a Street Nw, Calgary

MLS® #A2258366

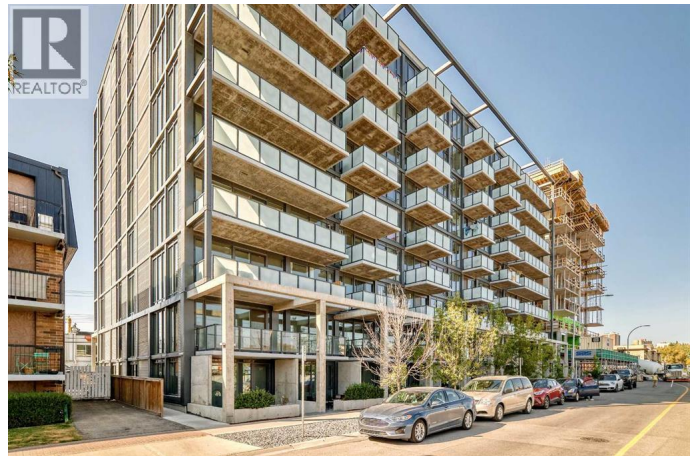
\$510,000

2 Bedroom, 2.00 Bathroom, 830 sqft

Single Family on 0.00 Acres

Sunnyside, Calgary, Alberta

ATTENTION INVESTORS! This condo is a rare opportunity in one of Calgary's most walkable and popular areas. You can take over the current lease, keep it as a long-term rental, or turn it into an Airbnb - short-term rentals are allowed here, which is getting harder to find in Calgary! This large corner condo has 2 BEDS, 2 BATHS, 830 sqft, and a layout that makes the most of natural light. LVP FLOORING throughout (no carpet!), plus BIG WINDOWS and HIGH CEILINGS with exposed concrete columns for a stylish, modern feel. The kitchen features a LARGE ISLAND with seating, TWO-TONED CABINETS, QUARTZ counters, and a GAS STOVE. The PRIMARY BEDROOM has a large WALK-THROUGH CLOSET that leads to the ensuite with a TILED, GLASS SHOWER. The second bedroom is as large as the primary, and there's a bathroom right beside - upgraded with a fully-tiled bathtub/shower combo. The LARGE BALCONY faces west, and it has a gas hookup for BBQs. There's also IN-SUITE LAUNDRY and central A/C for hot summer days. A TITLED PARKING STALL is in the heated parkade. The Annex also offers next-level amenities: a ROOFTOP PATIO with DOWNTOWN VIEWS, BBQs, DOG RUN, and COMMUNITY GARDEN. There's also bike storage and visitor parking. Built by Minto, it's LEED v4 Gold certified - Alberta's first, and an eco-friendly badge of quality. Location, location, location. Kensington is one of



Calgary's MOST SOUGHT-AFTER NEIGHBOURHOODS. This lively, inner-city area is packed with local shops, caf  s, and restaurants, plus groceries, fitness studios, and pharmacies. This condo is just steps from the Bow River Pathways, as well as the Sunnyside C-train station for easy access to downtown, SAIT, Stampede Park, or the University of Calgary. (id:6289)

Built in 2021

Essential Information

Listing #	A2258366
Price	\$510,000
Bedrooms	2
Bathrooms	2.00
Square Footage	830
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	202, 327 9a Street Nw
Subdivision	Sunnyside
City	Calgary
Province	Alberta
Postal Code	T2N1T7

Amenities

Amenities	Park, Playground, Shopping
Features	Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Cooling	Central air conditioning

of Stories 9

Exterior

Exterior Concrete
Construction Poured concrete, Steel frame

Listing Details

Listing Office eXp Realty



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