

\$730,000 - 801, 327 9a Street Nw, Calgary

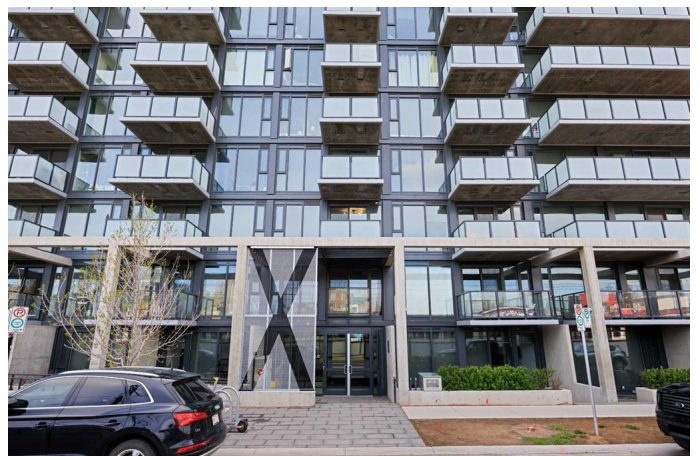
MLS® #A2132574

\$730,000

2 Bedroom, 2.00 Bathroom, 1,014 sqft
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

AIRBNB ALLOWED | CORNER UNIT |
Stunning apartment-style condominium located in The Annex by Minto Communities, Alberta's first LEED v4 Gold Multifamily high rise, in Sunnyside. This 2 bed / 2 bath plus den, eighth floor corner unit, offers an unparalleled living experience with a large 1,013 square foot floor plan and breathtaking views of Calgary's downtown core. Step into the inviting ambiance of this large unit where a spacious kitchen serves as the focal point, boasting an expansive island and top-of-the-line stainless steel appliances, ideal for culinary enthusiasts and entertaining guests. Indulge in relaxation in the primary bedroom with stunning east facing views or large 4-pc bathroom. Natural light floods the massive living room, which is the perfect space to host friends or relax after a long day. The second bedroom is south facing with stunning views of Kensington Village. In addition, this unit also includes the convenience of a heated underground parking stall, providing peace of mind and protection from the elements year-round. This unit is located in the heart of Kensington Village, one of Calgary's most popular retail and entertainment districts boasting a variety of amazing restaurants, cafes and shops. Located along the LRT-Line, it is the perfect opportunity for a young professional looking for a short commute into and out of the Downtown Core. This award winning building also has a large rooftop patio with communal



gardens, BBQ's and dog run.

Built in 2021

Essential Information

MLS® #	A2132574
Price	\$730,000
Sold Price	\$710,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,014
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	801, 327 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1T7

Amenities

Amenities	Community Gardens, Dog Run, Elevator(s), Roof Deck, Secured Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Stone Counters
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	9

Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	September 3rd, 2024
Days on Market	111
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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