

\$399,900 - 710, 327 9a Street Nw, Calgary

MLS® #A2150352

\$399,900

1 Bedroom, 1.00 Bathroom, 561 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Discover luxury living in this exquisite condo at The Annex by Minto Communities. Nestled in the vibrant heart of Kensington, this award-winning Nyhoff-designed building offers exceptional investment potential with short-term rental options permitted through Airbnb.

Boasting an impressive 94 walk score, residents enjoy unparalleled access to over 200 shops, acclaimed restaurants, transit, and the scenic Bow River pathway system. "The Gladstone" plan includes 1-bedroom + den, 1-bathroom unit, offering [insert square footage] of meticulously designed living space, plus an 80 sq. ft. balcony for outdoor relaxation.

Entertain with ease in the chef-inspired kitchen, featuring premium stainless steel appliances, a gas cooktop, and a spacious island with an integrated dining table. The versatile den is perfect for a home office or extra storage, while the private balcony, complete with a gas hookup, extends your living space into the outdoors.

Additional highlights include floor-to-ceiling windows, in-suite laundry and a fully secured, titled underground parking stall. As Kensington's first LEED Gold V4 Multifamily Midrise, this sustainably built concrete structure offers low condo fees and soundproofing.



Residents of The Annex also enjoy exclusive access to a rooftop patio, complete with a community garden, BBQ area, cozy seating, a fireplace, bike storage, and a dog run.

Experience luxury living and the breathtaking Calgary skyline at The Annex. Book your viewing today!

Built in 2021

Essential Information

MLS® #	A2150352
Price	\$399,900
Sold Price	\$375,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	561
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	710, 327 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1T7

Amenities

Amenities	Dog Run, Elevator(s), Parking, Picnic Area, Roof Deck, Secured Parking, Visitor Parking
Parking Spaces	1

Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground
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Interior

Interior Features	Kitchen Island
Appliances	Built-In Oven, Dishwasher, Gas Range, 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, Fire Pit, Garden, Outdoor Grill
Roof	Flat Torch Membrane
Construction	Concrete, Metal Frame

Additional Information

Date Listed	August 23rd, 2024
Date Sold	November 12th, 2024
Days on Market	80
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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