

\$339,900 - 206, 327 9a Street Nw, Calgary

MLS® #A2170161

\$339,900

1 Bedroom, 1.00 Bathroom, 522 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Located in historic Sunnyside, just blocks from Bow River pathways, this modern 1 bedroom condo in The Annex building is a perfect investment property & has been used as a profitable Air BnB. This bright unit features luxury vinyl plank flooring, high ceilings & plenty of natural light, showcasing the kitchen that's tastefully finished with quartz counter tops, eating bar, contrasting cabinetry & stainless steel appliances. A spacious living room is open to the kitchen & also has access to a private balcony. The bedroom, a 4 piece bath & in-suite laundry/storage complete this charming condo. Other notable features include one titled heated underground parking stall & an amazing rooftop patio with panoramic downtown & city views, BBQ, firetable, community garden & dog run. This unit is ideally located steps to Sunnyside train station, blocks to Bow River pathways, Riley Park, Safeway, trendy Kensington shops & restaurants & easy walking distance to downtown. The Annex building is the province's first LEED v4 Gold Multifamily Midrise & offers the highest standard of comfort with inclusive features such as in-suite & on-demand heating & cooling controls & individual heat recovery ventilation (HRV), ensuring exceptional indoor air quality. Immediate possession is available!

Built in 2020

Essential Information



MLS® #	A2170161
Price	\$339,900
Sold Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	522
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	206, 327 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1T7

Amenities

Amenities	Elevator(s), Roof Deck, Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Quartz Counters, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	9

Exterior

Exterior Features	Balcony, Private Entrance
Construction	Concrete, Metal Siding

Additional Information

Date Listed	October 2nd, 2024
Date Sold	October 17th, 2024
Days on Market	15
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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