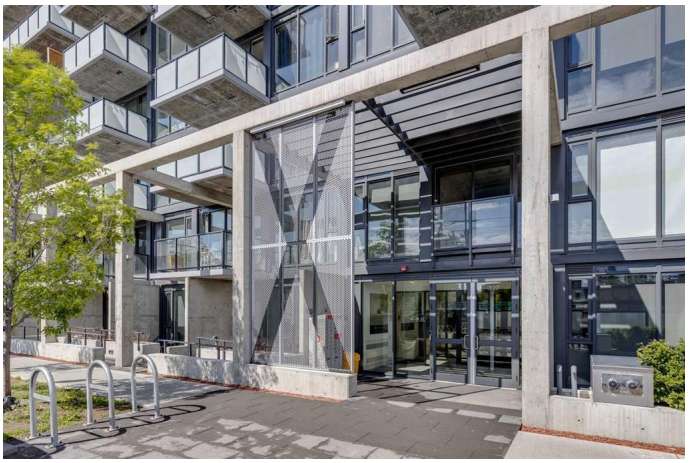
$519,900 - 504, 327 9a Street Nw, Calgary

MLS® #A2196265

$519,900
2 Bedroom, 2.00 Bathroom, 735 sqft
Residential on 0.00 Acres



Sunnyside, Calgary, Alberta

With one of the best locations in the city, this 2 bed, 2 bath unit at The Annex is sure to impress. Located in the heart of Sunnyside, and just a block off the popular Kensington shopping district, this unit feautures all the bells and whistles you've been looking for! A modern contemporary kitchen features a large quartz island, gas stove and stainless steel appliances. The living room has floor-to-ceiling windows with access to a large west facing balcony with views. The master bedroom features a 3-pc ensuite including a large shower and walk-through closet. The 2nd bedroom is bright and spacious with its own 4-pc bath in close proximity. There is also an in-suite washer/dryer and a TITLED PARKING STALL.The Pet Friendly Annex is Alberta's 1st LEED v4 Gold Multifamily Midrise. All suites offer the highest standard of comfort with inclusive features like in-suite and on-demand heating and cooling controls, and individual Heat Recovery Ventilation (HRV) for superior indoor air quality. There is also a spacious ROOF-TOP PATIO with a dog run, fireplace & BBQs. Perfect location close to the LRT, shops, diners, cafes, parks, Bow River & so much more! Don't miss out on this opportunity to own a a condo in the vibrant Kensington community. Note: Furniture available for purchase if wanted.

Built in 2021

Essential Information

MLS® #	A2196265
Price	$519,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	735
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

Community Information

Address	504, 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
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	9

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	March 16th, 2025
Days on Market	45
Zoning	DC

Listing Details

Listing Office	Century 21 Argos Realty

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