

# \$499,900 - 504, 327 9a Street Nw, Calgary

MLS® #A2196265

**\$499,900**

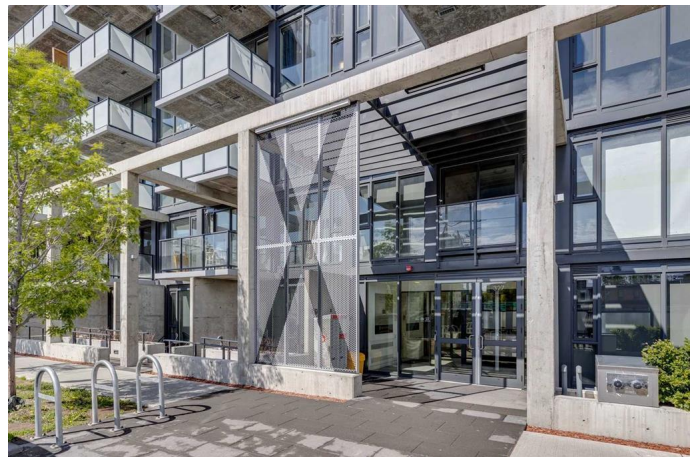
2 Bedroom, 2.00 Bathroom, 735 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 24, 1:00 - 3:00 pm, 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 features 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	\$499,900
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	70
Zoning	DC

**Listing Details**

Listing Office	Century 21 Argos Realty
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