

# \$348,800 - 309, 327 9a Street Nw, Calgary

MLS® #A2217159

**\$348,800**

1 Bedroom, 1.00 Bathroom, 589 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Experience modern urban living at The Annex by Minto Communities, a short-term rental-friendly, award-winning development in the heart of Kensingtonâ€™Calgaryâ€™s premier retail and entertainment district! This 1-bedroom + den, 1-bathroom unit offers a sleek, open-concept layout with tall ceilings, floor-to-ceiling windows, and luxury vinyl plank flooring, all bathed in natural light. The chef-inspired kitchen features quartz countertops, ceiling height shaker cabinets, subway tile backsplash, stainless steel appliances, a gas cooktop, and a large island with seating, perfect for casual dining and entertaining. The spacious living room opens to a private balcony with stunning views of downtown Calgary, ideal for morning coffee or evening relaxation. The bright primary bedroom, with walk through closet, is complemented by a generous 4-piece bath, in-suite laundry, and a versatile den ideal for a home office. Enjoy year-round comfort with in-suite, on-demand heating and cooling, plus individual HRV ventilation for exceptional indoor air quality. As Albertaâ€™s first LEED v4 Gold Multifamily Midrise, The Annex sets the standard for sustainable luxury. Building amenities include a rooftop patio with BBQs, fire tables, a dog run, community gardens, and panoramic skyline views. Just steps from the Sunnyside LRT station, Bow River pathways, grocery stores, and over 200 restaurants and shops, this is an incredible opportunity for investors or urban professionals alike.



Immediate possession availableâ€”donâ€™t miss out on this rare offering!

Built in 2021

**Essential Information**

MLS® #	A2217159
Price	\$348,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	589
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	309, 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	None

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fan Coil
Cooling	Central Air
# of Stories	9

**Exterior**

Exterior Features	Balcony
Construction	Concrete, Metal Frame

**Additional Information**

Date Listed	May 10th, 2025
Days on Market	4
Zoning	DC

**Listing Details**

Listing Office	eXp Realty
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