

# \$379,999 - 807, 327 9a Street Nw, Calgary

MLS® #A2206274

**\$379,999**

1 Bedroom, 1.00 Bathroom, 435 sqft

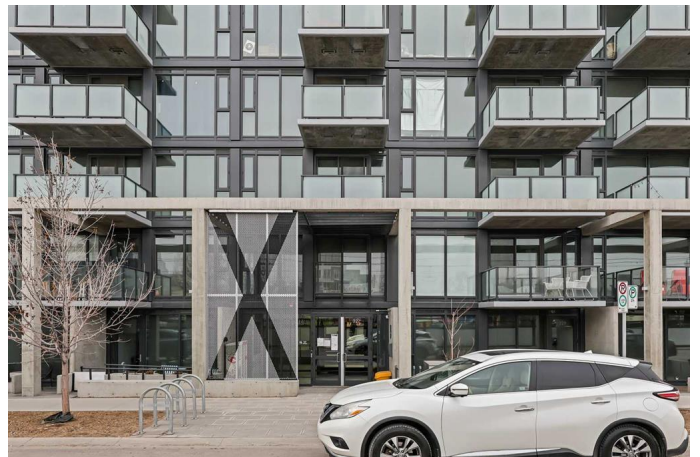
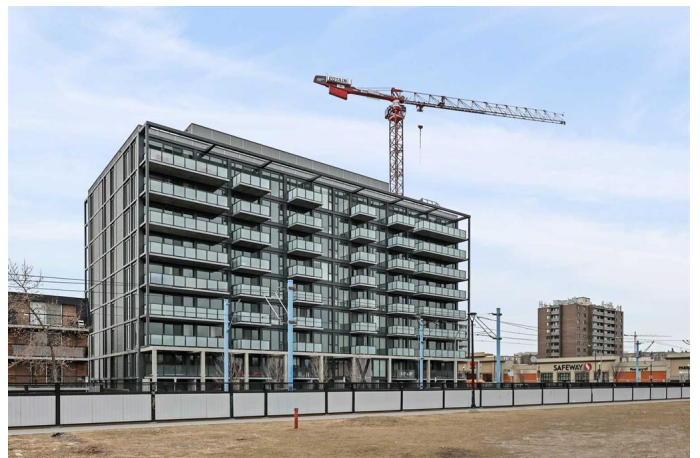
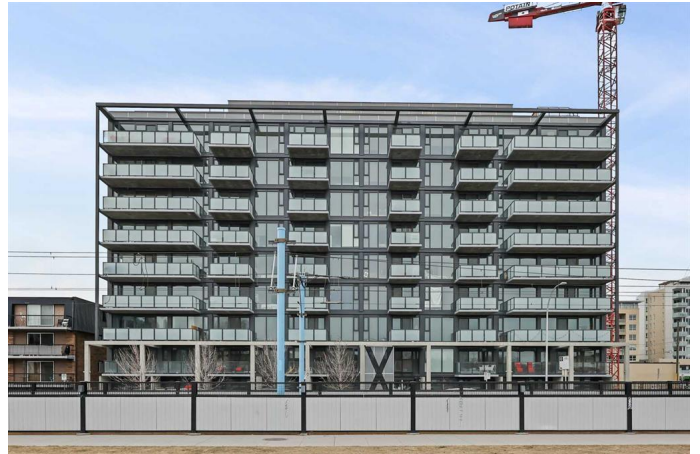
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

AIRBNB ALLOWED | Stunning apartment-style condominium located in The Annex by Minto Communities, Alberta's first LEED v4 Gold Multifamily Midrise, in Sunnyside. This unit offers an unparalleled living experience with tall ceilings and breathtaking views of Calgary's downtown core. Step into the inviting ambiance of this charming unit where a spacious kitchen serves as the focal point, boasting an expansive island and top-of-the-line stainless steel appliances, ideal for culinary enthusiasts and entertaining guests. Indulge in relaxation in the primary bedroom with stunning views or large 4-pc bathroom. Natural light floods the cozy living room, which is the perfect space to host friends or relax after a long day. In addition, this unit also includes the convenience of a heated underground parking stall, providing peace of mind and protection from the elements year-round. This unit is located in the heart of Kensington Village, one of Calgary's most popular retail and entertainment districts boasting a variety of amazing restaurants, cafes and shops. Located along the LRT-Line, it is the perfect opportunity for a young professional looking for a short commute into and out of the Downtown Core. This award winning building also has a large rooftop patio with communal gardens, BBQ's and dog run.

Built in 2021

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2206274          |
| Price          | \$379,999         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 435               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 807, 327 9a Street Nw |
| Subdivision | Sunnyside             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 1T7               |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Secured Parking |
| Parking Spaces | 1                            |
| Parking        | Underground                  |
| # of Garages   | 1                            |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island                                                            |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                    |
| Cooling           | Central Air                                                                              |
| # of Stories      | 9                                                                                        |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Construction      | Concrete, Metal Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 102              |
| Zoning         | DC               |

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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