

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

MLS® #A2206274

**\$379,999**

1 Bedroom, 1.00 Bathroom, 435 sqft

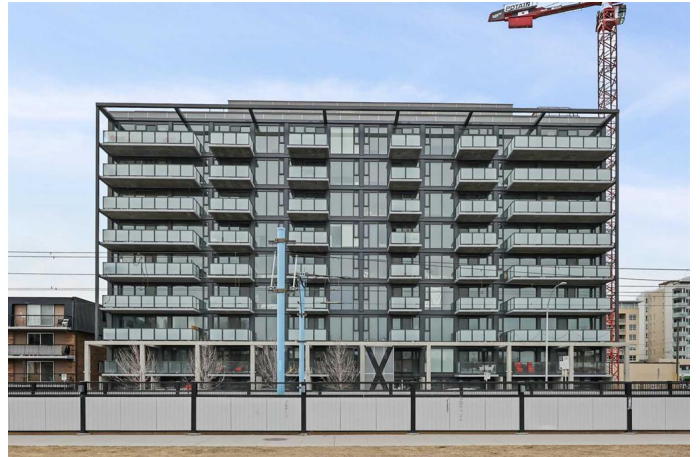
Residential on 0.00 Acres

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	47
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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