# \$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 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.







#### **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 91

Zoning DC

# **Listing Details**

Listing Office Century 21 Argos Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.