

**808, 327 9A Street NW**  
**Calgary, Alberta**

**MLS # A2181224**



**\$399,900**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	560 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 299
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** None

Discover luxury living at The Annex by Minto Communities, masterfully designed by award-winning architect Nyhoff. Situated in the vibrant heart of Kensington, this home has an impressive 94 walk score, with a prime location that puts you just steps away from over 200 shops, renowned restaurants, excellent transit options, and the scenic Bow River pathway system. The thoughtfully designed floor plan features 1 bedroom plus a den, a four-piece bathroom, and a 65 sq. ft. private balcony, perfect for outdoor relaxation. The kitchen is equipped with premium stainless steel appliances, a gas cooktop, and a spacious island with an integrated dining table, making it ideal for entertaining. The versatile den is perfect for a home office or additional storage. Additional highlights include floor-to-ceiling windows, in-suite laundry, bike storage, and a fully secured titled, underground parking stall. As Kensington's first LEED Gold V4 Multifamily Midrise, The Annex offers sustainable living in a concrete structure designed for soundproofing and low condo fees. Residents enjoy exclusive access to a rooftop patio featuring a community garden, a BBQ area, cozy seating, a fireplace, and a dog run. Experience the perfect blend of luxury, sustainability, and city convenience in this remarkable condo. Book your private viewing today to start living the vibrant Kensington lifestyle!