# \$330,000 - 610, 327 9a Street Nw, Calgary

MLS® #A2258251

## \$330,000

1 Bedroom, 1.00 Bathroom, 551 sqft Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

PRICED TO SELL - MOTIVATED SELLER | AIRBNB FRIENDLY | FRESHLY PAINTED | AIR CONDITIONING | 1 BEDROOM + DEN | CONCRETE BUILDING | HEART OF KENSINGTON | SECURED UNDERGROUND PARKING | Welcome to luxury living in the Annex Building, perfectly positioned in one of Calgary's most vibrant inner-city communities and just minutes from downtown and the Bow River pathways. The Annex is Kensington's first LEED Gold V4 Multifamily Midrise, built concrete, quiet, and sustainably designed. This stylish home combines functionality with high-end finishes and thoughtful details throughout. You'II love the 9-foot ceilings, floor-to-ceiling windows that flood the space with natural light, and the comfort of central A/C for warm summer days. The chef-inspired kitchen features quartz countertops with a waterfall island, sleek cabinetry, a gas cooktop, built-in oven, under-cabinet lighting, and premium stainless-steel appliances. The open-plan living extends to your private balcony (nearly 80 sq ft) with a gas hookup â€" perfect for these gorgeous fall evenings. A versatile den offers space for a home office or extra storage, while in-suite laundry adds convenience. Residents of the Annex enjoy secure underground parking, bike storage, and an incredible rooftop patio with panoramic downtown views. Complete with a dog run, BBQs, lounge seating, community garden, and fireplace, it's a one-of-a-kind space in the







heart of the city. Step outside to everything Kensington offers â€" cafés, shops, dining, the LRT, Safeway, and beloved spots like Oolong Tea House, Higher Ground, Hayden Block, and Red's Diner. Freshly painted and professionally cleaned, this home is move-in ready. At \$350,000, it's priced to sell â€" don't miss your chance to live or invest in the sought-after Kensington lifestyle!

#### Built in 2021

### **Essential Information**

MLS® # A2258251 Price \$330,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 551

Acres 0.00

Year Built 2021

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 610, 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, Secured Parking

Parking Spaces 1

Parking Parkade, Stall, Underground

## Interior

Interior Features Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters

Appliances Built-In Gas Range, Dishwasher, Microwave Hood Fan, Oven,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Fan Coil

Cooling Central Air

# of Stories 9

## **Exterior**

Exterior Features Barbecue, Dog Run, Fire Pit, Garden

Construction Concrete, Metal Frame

## **Additional Information**

Date Listed September 18th, 2025

Days on Market 47

Zoning DC

## **Listing Details**

Listing Office Real Broker

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