

# \$569,900 - 602, 327 9a Street Nw, Calgary

MLS® #A2189320

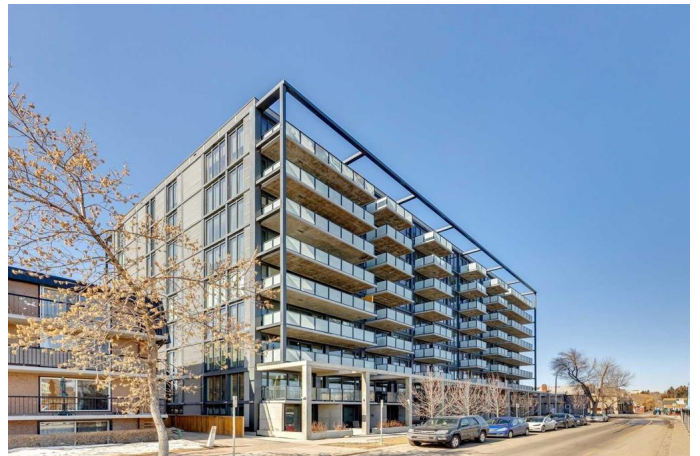
**\$569,900**

2 Bedroom, 2.00 Bathroom, 830 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

## SHORT TERM/AIR BNB RENTALS

ALLOWED. Welcome to luxury living in the heart of Kensington! The Annex offers a lifestyle of convenience in Calgary's top rated community. This 6th floor, corner-unit boasts 2 bedrooms, 2 bathrooms, has loads of natural sunlight, a stylish kitchen with quartz countertops, stainless steel appliances & tiled backsplash. The primary bedroom has a walk-in walk-through closet that opens to the master ensuite bath with a glass shower. The large balcony offers west facing views - the perfect place to watch evening sunsets, and comes with a natural gas bbq hook up. This condo is Alberta's 1st LEED v4 Gold Multifamily Midrise. LEED v4 is the latest framework and standard for the next generation of environmentally friendly structures and green buildings, with the highest standard of comfort and inclusive features like in-suite and on-demand heating and cooling controls, and individual Heat Recovery Ventilation (HRV) for superior indoor air quality. Relax on the outdoor rooftop patio and take in Calgary's city skyline while enjoying access to furniture, a dog run, raised garden beds, gas fire pit & two barbecues for entertaining. The Annex is in a prime location in a neighbourhood that offers transit, grocery stores, access to parks and river paths, restaurants, coffee houses, local boutiques, and is just a short walk to the downtown core. The Annex allows short term rentals, making it a great investment. This condo is one you do



not want to miss! Book your showing today.

Built in 2021

### Essential Information

MLS® #	A2189320
Price	\$569,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	830
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	602, 327 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1T7

### Amenities

Amenities	Bicycle Storage, Community Gardens, Dog Run, Elevator(s), Roof Deck, Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air

# of Stories 9

## Exterior

Exterior Features Courtyard, Dog Run, Fire Pit, Garden, Outdoor Grill

Roof Flat Torch Membrane

Construction Concrete, Metal Frame

## Additional Information

Date Listed January 24th, 2025

Days on Market 49

Zoning DC

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.