

710, 327 9A Street NW  
Calgary, Alberta

MLS # A2150352



**\$399,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Sunnyside   |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                          |               |                  |
| <b>Style:</b>    | High-Rise (5+)  |               |                  |
| <b>Size:</b>     | 561 sq.ft.  | <b>Age:</b>   | 2021 (3 yrs old) |
| <b>Beds:</b>     | 1   | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Stall, 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           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat Torch Membrane   | <b>Condo Fee:</b> | \$ 315 |
| <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>   | Kitchen Island        |                   |        |

**Inclusions:** None

Discover luxury living in this exquisite condo at The Annex by Minto Communities. Nestled in the vibrant heart of Kensington, this award-winning Nyhoff-designed building offers exceptional investment potential with short-term rental options permitted through Airbnb. Boasting an impressive 94 walk score, residents enjoy unparalleled access to over 200 shops, acclaimed restaurants, transit, and the scenic Bow River pathway system. "The Gladstone" plan includes 1-bedroom + den, 1-bathroom unit, offering [insert square footage] of meticulously designed living space, plus an 80 sq. ft. balcony for outdoor relaxation. Entertain with ease in the chef-inspired kitchen, featuring premium stainless steel appliances, a gas cooktop, and a spacious island with an integrated dining table. The versatile den is perfect for a home office or extra storage, while the private balcony, complete with a gas hookup, extends your living space into the outdoors. Additional highlights include floor-to-ceiling windows, in-suite laundry and a fully secured, titled underground parking stall. As Kensington's first LEED Gold V4 Multifamily Midrise, this sustainably built concrete structure offers low condo fees and soundproofing. Residents of The Annex also enjoy exclusive access to a rooftop patio, complete with a community garden, BBQ area, cozy seating, a fireplace, bike storage, and a dog run. Experience luxury living and the breathtaking Calgary skyline at The Annex. Book your viewing today!