



**GRASSROOTS**  
REALTY GROUP

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**610, 327 9A Street NW**  
**Calgary, Alberta**

**MLS # A2244862**



**\$375,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	551 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 336
<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, High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

AIRBNB & SHORT-TERM RENTAL FRIENDLY | FRESHLY PAINTED | 1 BEDROOM + DEN | CONCRETE BUILDING | IN THE HEART OF KENSINGTON | SECURED UNDERGROUND PARKING | Welcome to luxury living in the Annex Building. Located in one of Calgary's most vibrant inner-city communities and just minutes from the downtown core and beautiful Bow River pathway systems, the Annex is Kensington's first LEED Gold V4 Multifamily Midrise. This luxury building is concrete, quiet, peaceful and sustainably built. This gorgeous unit offers incredible functionality with elevated finishes and thoughtful details throughout. Inside you'll discover 9-foot ceilings, A/C, in-suite laundry, and floor-to-ceiling windows that fill the whole space with stunning natural light. In the gourmet kitchen, you'll find quartz countertops with waterfall edges on the large central island, a gas cooktop, built-in oven, under-cabinet lighting, and high-end stainless-steel appliances. The versatile den is ideal for a home office or extra storage while the balcony - nearly 80 sq ft and complete with a gas hookup - extends your living space to the outdoors. Residents of the Annex also enjoy bike storage plus exclusive access to a rooftop patio, complete with a community garden, BBQ area, cozy lounge seating, a fireplace, a dog run, and breathtaking Calgary skyline. Steps from the LRT, Safeway, and all the best amenities Kensington has to offer - experience the cafes, restaurants, shops and river pathway systems that make this neighborhood so sought-after. Enjoy Calgary favourites like Oolong Tea House, Higher Ground, Hayden Block and Red's Diner, just outside your front door. Step into the heart of urban living in Kensington - comfort, convenience and community all in one place. This unit has just been freshly painted and professionally cleaned and is ready for its new

homeowner.