



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

501, 327 9A Street NW
Calgary, Alberta

MLS # A2254456



\$629,000

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,005 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: NA

Welcome to The Annex by Minto Communities—a LEED v4 Gold Certified high-rise redefining modern urban living in the heart of Sunnyside. This expansive 2-bedroom + den, 2-bathroom corner unit offers over 1,000 sq ft of sophisticated space with breathtaking panoramic views of Calgary’s downtown skyline and lively Kensington below. Step into a light-filled, open-concept layout where floor-to-ceiling windows fill the home with natural light. The chef-inspired kitchen is the heart of the space, featuring an oversized island, premium stainless steel appliances including a gas range and new dishwasher (2025), sleek modern cabinetry, and under-cabinet lighting for both style and function. The primary suite welcomes east-facing morning light and includes a spacious 4-piece ensuite. The second bedroom boasts bright south-facing views, while both bedrooms have been elevated with custom beadboard detailing and custom drapes. A versatile den offers the perfect spot for a home office or reading nook. This home has been further upgraded with additional pot lights and designer sconces, and a fresh full-home paint refresh (April 2025) ensures a move-in ready feel. Enjoy the convenience of 2 titled underground parking stalls, a dedicated storage unit, bike storage, and access to the building’s award-winning rooftop patio—complete with BBQs, communal gardens, and a dog run, creating an urban oasis above the city. Or, fire up your own BBQ on the private balcony with its gas hookup, all while soaking in the stunning downtown skyline views. The Annex is also short-term rental friendly, making this an excellent choice for both homeowners and investors. Just steps from the C-Train, shopping, top-rated restaurants, artisan cafes, and the Bow River pathways, this location blends commuter convenience with the best of inner-city lifestyle.

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