



GRASSROOTS
REALTY GROUP

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610, 327 9A Street NW
Calgary, Alberta

MLS # A2258251



\$330,000

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

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 336
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: N/A

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'll 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 — 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 — caf  s, 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 — don't miss your chance to live or invest in the sought-after

Kensington lifestyle!