



GRASSROOTS
REALTY GROUP

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906, 327 9A Street NW
Calgary, Alberta

MLS # A2274040



\$314,000

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	516 sq.ft.	Age:	2021 (4 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 293
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Walk-In Closet(s)		

Inclusions: N/A

Discover modern urban living in this stunning apartment-style condominium in The Annex by Minto Communities, ideally situated in vibrant Sunnyside. This exceptional unit combines soaring ceilings with sweeping views of Calgary's downtown skyline, creating an atmosphere of openness and sophistication. The spacious kitchen serves as the heart of the home, featuring a sleek breakfast bar and premium stainless steel appliances—perfect for culinary enthusiasts and effortless entertaining. The inviting primary bedroom offers a peaceful retreat, complemented by a generous 4-piece bathroom. Abundant natural light fills the cozy living room, providing a comfortable space to unwind or host friends. Located in the heart of Kensington Village—one of Calgary's most sought-after retail and entertainment districts—you'll enjoy unmatched access to acclaimed restaurants, charming cafes, and boutique shops. With the LRT line just steps away, this home is an ideal opportunity for young professionals seeking a quick, convenient commute to and from the downtown core. Residents also enjoy access to an award-winning rooftop patio complete with communal gardens, BBQ areas, and a dog run, offering elevated outdoor living in the city.