



**GRASSROOTS**  
REALTY GROUP

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**319 9A Street NW**  
**Calgary, Alberta**

**MLS # A2280104**



**\$299,900**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	456 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 268
<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>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to your new home in The Annex, one of Kensington's most desirable concrete buildings and Calgary's first LEED Gold V4 Multifamily Midrise. Did we mention this building allows short term rentals - a rare and strong investment opportunity. You can keep it as a long term rental, turn it into an Airbnb, or move in and enjoy the inner city lifestyle yourself. What makes this home stand out is the ground floor, street level entrance. It creates a boutique hotel feeling that guests love and offers unmatched convenience with no elevators and no long hallways. It is one of the most desirable and unique layouts in The Annex. Inside, the layout is bright and modern with 9 foot ceilings, floor to ceiling windows, and a clean, open design. The kitchen features quartz countertops, a gas range, sleek cabinetry, and premium Fisher and Paykel stainless steel appliances. The living area is well designed and easy to furnish, creating a comfortable space for relaxing or entertaining. The bedroom is positioned at the back of the unit for privacy and features a large closet. There is also a four piece bathroom and convenient in suite laundry. This property includes titled underground parking and a titled storage locker, which adds excellent value in this vibrant inner city community. Residents also enjoy access to an outstanding rooftop patio with panoramic downtown views, BBQ stations, fire features, lounge seating, a community garden, and a dog run. It is one of the best shared spaces in the area. Living in Kensington means everything is at your doorstep. The Bow River pathways are also just minutes away. This ground floor unit offers a rare blend of style, convenience, and investment potential in one of Calgary's most walkable neighbourhoods. It is an excellent opportunity for a first time buyer, investor, or anyone looking for easy inner city living.

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