

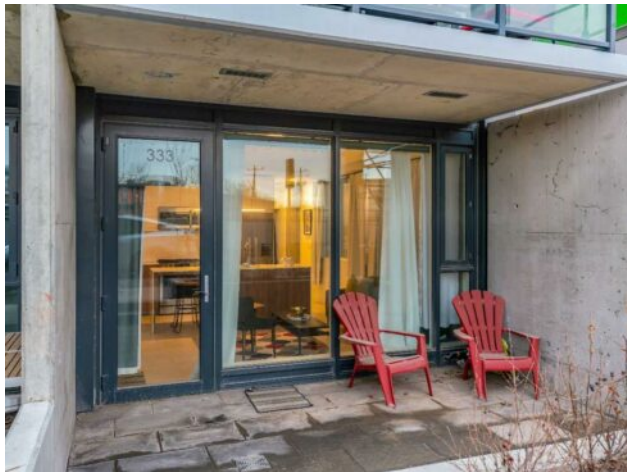


GRASSROOTS
REALTY GROUP

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-, 333 9A Street NW
Calgary, Alberta

MLS # A2284181



\$285,000

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	473 sq.ft.	Age:	2021 (5 yrs old)
Beds:	1	Baths:	1
Garage:	None, On Street		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 275
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		

Inclusions: N/A

Set within the heart of Sunnyside, this ground-level end unit at The Annex by Minto delivers modern design, urban energy and thoughtful livability in one of Calgary's most walkable communities. An open floor plan creates a natural flow between kitchen and living spaces, supporting everyday function while maintaining a clean, contemporary feel ideal for city-focused living. The kitchen is beautifully finished with abundant 2-toned cabinetry, stainless steel appliances, a gas stove for precision cooking and a centre island with built-in seating that encourages casual meals, entertaining and connection. Adjacent living space invites relaxation with an entire wall of west-facing glass that fills the home with afternoon light while framing downtown views and adding warmth and visual depth throughout the day. Direct access to a ground-level patio extends the living area outdoors, offering a front-row seat for summer barbecues, people watching and soaking in the vibrant character of this highly urban setting. A spacious bedroom provides a quiet retreat with room to unwind, while a stylish 4-piece bathroom complements the modern aesthetic with clean lines and practical finishes. In-unit laundry adds everyday convenience, and an assigned storage locker keeps seasonal items organized and out of sight. Built with concrete construction, The Annex is known for its quiet interiors, low condo fees and sustainable design as a LEED Gold V4 mid-rise, featuring award-winning Nyhoff architecture and a pet-friendly policy (upon board approval). An unbeatable location places restaurants, coffee shops, boutique fitness, grocery options, the C-Train and the Bow River pathway system just steps away, offering a Walk Score of 94, seamless transit access and a lifestyle that supports connection, movement and effortless access to downtown Calgary!

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