



509, 327 9A Street NW
Calgary, Alberta

MLS # A2140007



\$384,900

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	586 sq.ft.	Age:	2021 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 319
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to luxury living at The Annex, a premier condo development in the heart of Kensington, just steps from the Sunnyside LRT station. This exquisite 1 bedroom + den, 1 bathroom unit is flooded with natural light and features a private balcony with stunning views of downtown Calgary. The stylish kitchen is a chef's dream, boasting quartz countertops, a gas cooktop, stainless steel appliances, a tiled backsplash, sleek high gloss upper cabinets, and wood finish lower cabinets. The huge kitchen island offers plenty of space for seating and dining. The Annex is Alberta's first LEED v4 Gold Multifamily Midrise, setting a new standard for environmentally friendly design. LEED v4, the latest green building standard, guarantees exceptional comfort with features like in-suite and on-demand heating and cooling controls, as well as individual Heat Recovery Ventilation (HRV) for superior indoor air quality. Enjoy the outdoor rooftop patio with spectacular views of Calgary's skyline, complete with a dog run, patio furniture, two barbecues, raised garden beds for gardening, and gas fire pits. This prime location places you within walking distance of grocery stores, river pathways, restaurants, coffee shops, and boutiques, offering the perfect blend of urban convenience and luxury living. Don't miss out on this exceptional opportunity at The Annex!