

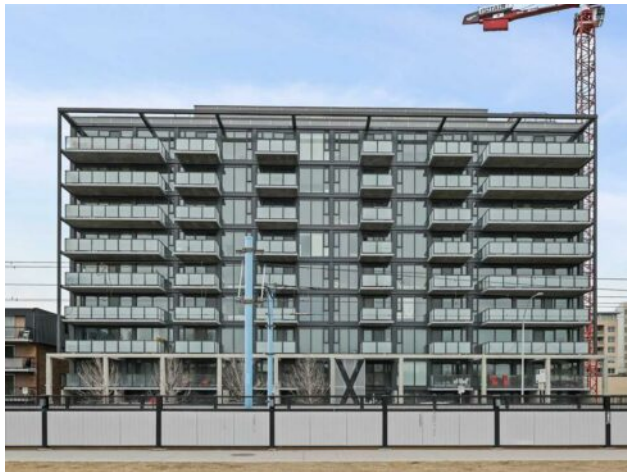


GRASSROOTS
REALTY GROUP

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807, 327 9A Street NW
Calgary, Alberta

MLS # A2206274



\$379,999

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	435 sq.ft.	Age:	2021 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 259
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions:	N/A
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AIRBNB ALLOWED | Stunning apartment-style condominium located in The Annex by Minto Communities, Alberta's first LEED v4 Gold Multifamily Midrise, in Sunnyside. This unit offers an unparalleled living experience with tall ceilings and breathtaking views of Calgary's downtown core. Step into the inviting ambiance of this charming unit where a spacious kitchen serves as the focal point, boasting an expansive island and top-of-the-line stainless steel appliances, ideal for culinary enthusiasts and entertaining guests. Indulge in relaxation in the primary bedroom with stunning views or large 4-pc bathroom. Natural light floods the cozy living room, which is the perfect space to host friends or relax after a long day. In addition, this unit also includes the convenience of a heated underground parking stall, providing peace of mind and protection from the elements year-round. This unit is located in the heart of Kensington Village, one of Calgary's most popular retail and entertainment districts boasting a variety of amazing restaurants, cafes and shops. Located along the LRT-Line, it is the perfect opportunity for a young professional looking for a short commute into and out of the Downtown Core. This award winning building also has a large rooftop patio with communal gardens, BBQ's and dog run.