



GRASSROOTS
REALTY GROUP

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308, 327 9A Street NW
Calgary, Alberta

MLS # A2326020



\$319,900

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	552 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

Welcome to Annex in Sunnyside, urban living at its finest, where the energy of Kensington and the peacefulness of the Bow River come together. Start your mornings with a walk on the tree lined street or along the river pathways, visit the local coffee shops, drop by Safeway on your way home. This modern One bedroom and den unit, has a slate gray kitchen with island, stainless appliances, LVP flooring, and a large west facing balcony. The flexible den space can be a work from home, creative space or a small guest room. The unit is completed with a 4 piece bathroom and ensuite laundry. After work enjoy the roof top patio with a barbecue area, gardens and even a dog run while you enjoy the panoramic city views. Annex is pet friendly as well as Airbnb is allowed. Transportation is easy with the C train so close, most things within walking distance, and you still have your titled heated underground parking stall.