



GRASSROOTS
REALTY GROUP

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811, 327 9A Street NW
Calgary, Alberta

MLS # A2340989



\$559,999

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	893 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Stone Counters		

Inclusions:	N/A
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AIRBNB ALLOWED | CORNER UNIT | Stunning apartment-style condominium located in The Annex by Minto Communities, Alberta's first LEED v4 Gold Multifamily high rise, in Sunnyside. This 2 bed / 2 bath, eighth floor corner unit, offers an unparalleled living experience with a large floor plan and breathtaking views of Calgary's downtown core. Step into the inviting ambiance of this large 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 spacious primary bedroom or large 4-pc bathroom. Natural light floods the massive living room, which is the perfect space to host friends or relax after a long day. The second bedroom is east facing with stunning views of Downtown Calgary. 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.