

**329, 327 9A Street NW  
Calgary, Alberta**

**MLS # A2171425**



**\$428,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	576 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Gated, Heated Garage, Parkade, Secured, Stall, Titled,		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** Furniture (negotiable except for rental (sofa & bed frame) which can be taken over), all consumables, towels, everything that makes it AirBNB ready can be negotiated.

**\*\*AirBNB allowed | Unbeatable Location in Calgary's vibrant Sunnyside/Kensington neighbourhood with this unique LIVE-WORK townhouse-like unit at The Annex. 2 bedroom. 1 bathroom. 1 titled parking stall. New floors. Fresh Paint. Like new unit. Walking distance to downtown & along the Bow River\*\*** With its separate main floor private entrance. Developer-size 640 SQ.FT., this 2-bedroom, 1-bathroom with spacious laundry room & large outdoor patio condominium is the first of its kind in this building to become available for sale, combining luxury and sustainability in one outstanding package. Commute less and get out and enjoy the city more! Views of the city skyline & the river. Steps from the river & the heart of downtown Calgary. Quickly get onto Calgary's major roadways, 14th Street NW and Memorial Dr. Step inside to find an inviting open kitchen with high-end, full-size stainless steel appliances, complemented by floor-to-ceiling windows that flood the space with natural light. The generous layout includes ample storage and a spacious laundry room for added storage. One of the standout features is the expansive outdoor front patio&mdash;one of the largest in the building&mdash;perfect for entertaining or working from home, complete with a gas hook-up for your BBQ. Secure heated parking is a breeze with one of the largest titled underground stalls, and the building boasts a prime transit score for easy access to public transportation. Enjoy a lifestyle filled with nearby amenities, including top-rated restaurants, shops, parks, and vibrant local markets. Just minutes from downtown Calgary and close to SAIT and the Foothills Hospital, this unit truly offers the best of urban living. With Kensington's eclectic mix of shops, services, and the Sunnyside C-Train station right at your doorstep, The Annex promises a lifestyle rich

in convenience and community. This is not only a beautiful home but also an exceptional investment opportunity with flexible options for AIRBNB and short-term rentals (one of the rare buildings that still allow this). Recognized for its environmental sustainability, it's the first LEED v4 Gold Multi-family Mid-rise building in Calgary, featuring energy-efficient lighting and water-saving fixtures. Building amenities include a stunning rooftop patio with communal BBQ facilities, fire pits, and breathtaking 360 degree skyline views, along with a dog park & dog run & pet-friendly spaces. Bike storage. Titled parking stall. With a proven rental history and innovative green technologies, The Annex is the perfect place for investors and homeowners alike. Don't miss your chance to experience modern living and investment potential in Calgary's top-rated community!