

401, 327 9A Street NW
Calgary, Alberta

MLS # A2227359

\$649,900

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|-----------|------------------------------------|--------|------------------|
| Division: | Sunnyside | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,008 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Tile, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 600 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Double Vanity, Quartz Counters, Wet Bar | | |

Inclusions: TV-Wall Mount

Meet "Sky" - Downtown View | Steps to C-Train | 2 Bed/2 Bath + Den | Titled Parking. Welcome to The Annex by Minto Communities—A LEED v4 Gold Certified high-rise, setting a new standard for urban living in the heart of Sunnyside. This expansive 2-bedroom + den, 2-bathroom corner unit spans over 1,008 sq ft, offering panoramic views of Calgary’s iconic skyline and vibrant Kensington Village below. Step into a sun-drenched, open-concept layout where floor-to-ceiling windows bathe the home in natural light. The chef-inspired kitchen anchors the space with its oversized island, premium stainless steel appliances, gas range, and sleek modern finishes. The primary suite faces east for stunning sunrise views and features a spacious 4-piece ensuite. The second bedroom is equally impressive, offering south-facing windows. The flexible den is ideal for a home office, nook, or additional storage. Enjoy the comfort and convenience of heated underground parking, and unwind on the building’s award-winning rooftop patio, complete with BBQs, communal gardens, and a dog run—an urban oasis above the city. Located steps from the LRT line, this home is a commuter’s dream—whether you're headed downtown, to the university, or anywhere in the city. Just steps from boutique shopping, top-rated restaurants, artisan cafes, and the Bow River pathways, this is inner-city living at its most dynamic and walkable.