

504, 327 9A Street NW
Calgary, Alberta

MLS # A2196265

\$514,900

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|-----------|------------------------------------|--------|------------------|
| Division: | Sunnyside | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-High-Rise (5+) | | |
| Size: | 735 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 410 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s) | | |

Inclusions: N/A

With one of the best locations in the city, this 2 bed, 2 bath unit at The Annex is sure to impress. Located in the heart of Sunnyside, and just a block off the popular Kensington shopping district, this unit features all the bells and whistles you've been looking for! A modern contemporary kitchen features a large quartz island, gas stove and stainless steel appliances. The living room has floor-to-ceiling windows with access to a large west facing balcony with views. The master bedroom features a 3-pc ensuite including a large shower and walk-through closet. The 2nd bedroom is bright and spacious with its own 4-pc bath in close proximity. There is also an in-suite washer/dryer and a TITLED PARKING STALL. The Pet Friendly Annex is Alberta's 1st LEED v4 Gold Multifamily Midrise. All suites offer the highest standard of comfort with inclusive features like in-suite and on-demand heating and cooling controls, and individual Heat Recovery Ventilation (HRV) for superior indoor air quality. There is also a spacious ROOF-TOP PATIO with a dog run, fireplace & BBQs. Perfect location close to the LRT, shops, diners, cafes, parks, Bow River & so much more! Don't miss out on this opportunity to own a condo in the vibrant Kensington community. Note: Furniture available for purchase if wanted.