

# \$367,000 - 610, 327 9a Street Nw, Calgary

MLS® #A2252289

**\$367,000**

1 Bedroom, 1.00 Bathroom, 551 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

AIRBNB FRIENDLY | FRESHLY PAINTED | AIR CONDITIONING | 1 BEDROOM + DEN | CONCRETE BUILDING | IN THE HEART OF KENSINGTON | SECURED UNDERGROUND PARKING | Welcome to luxury living in the Annex Building. Located in one of Calgary's most vibrant inner-city communities and just minutes from the downtown core and beautiful Bow River pathway systems, the Annex is Kensington's first LEED Gold V4 Multifamily Midrise. This luxury building is concrete, quiet, peaceful and sustainably built. This gorgeous unit offers incredible functionality with elevated finishes and thoughtful details throughout. Inside you'll discover 9-foot ceilings, A/C for this summer heat, in-suite laundry, and floor-to-ceiling windows that fill the whole space with stunning natural light. In the gourmet kitchen, you'll find quartz countertops with waterfall edges on the large central island, contemporary cabinets, a gas cooktop, built-in oven, under-cabinet lighting, and high-end stainless-steel appliances. The versatile den is ideal for a home office or extra storage while the balcony - nearly 80 sq ft and complete with a gas hookup - extends your living space to the outdoors. Residents of the Annex also enjoy bike storage plus exclusive access to a rooftop patio, complete with a community garden, BBQ area, cozy lounge seating, a fireplace, a dog run, and breathtaking views of the Calgary skyline. Steps from the LRT, Safeway, and all



the best amenities Kensington has to offer - experience the cafes, restaurants, shops and river pathway systems that make this neighborhood so sought-after. Enjoy Calgary favourites like Oolong Tea House, the Kensington Pub, Higher Ground, Hayden Block and Red's Diner, just outside your front door. Step into the heart of urban living in Kensington - comfort, convenience and community all in one place. This unit has just been freshly painted and professionally cleaned and is ready for its new homeowner.

Built in 2021

### Essential Information

MLS® #	A2252289
Price	\$367,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	551
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	610, 327 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1T7

### Amenities

Amenities	Elevator(s), Secured Parking, Community Gardens, Dog Run, Roof Deck
Parking Spaces	1

Parking Parkade, Stall, Underground

### **Interior**

Interior Features Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters

Appliances Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range

Heating Fan Coil

Cooling Central Air

# of Stories 9

### **Exterior**

Exterior Features Barbecue, Dog Run, Fire Pit, Garden

Construction Concrete, Metal Frame

### **Additional Information**

Date Listed August 28th, 2025

Days on Market 15

Zoning DC

### **Listing Details**

Listing Office Real Broker

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