

# \$330,000 - 610, 327 9a Street Nw, Calgary

MLS® #A2258251

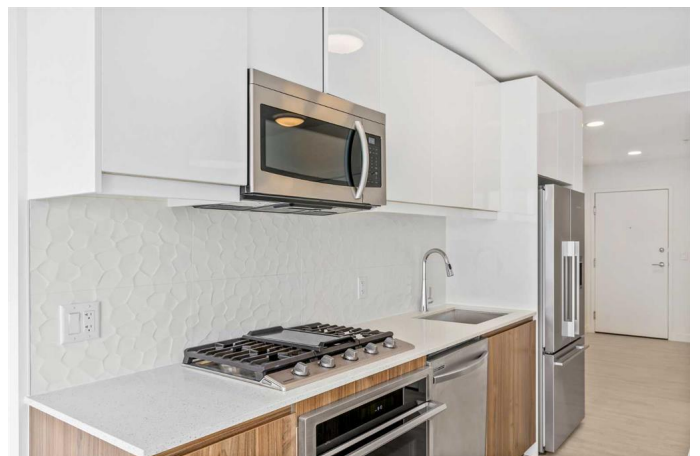
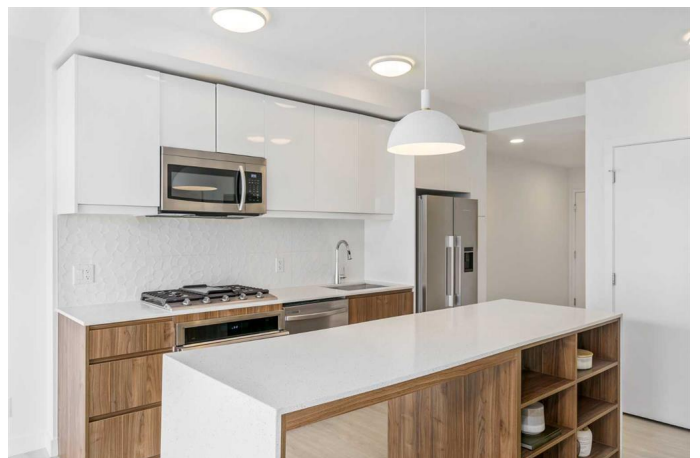
**\$330,000**

1 Bedroom, 1.00 Bathroom, 551 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

PRICED TO SELL - MOTIVATED SELLER | AIRBNB FRIENDLY | FRESHLY PAINTED | AIR CONDITIONING | 1 BEDROOM + DEN | CONCRETE BUILDING | HEART OF KENSINGTON | SECURED UNDERGROUND PARKING | Welcome to luxury living in the Annex Building, perfectly positioned in one of Calgary's most vibrant inner-city communities and just minutes from downtown and the Bow River pathways. The Annex is Kensington's first LEED Gold V4 Multifamily Midrise, built concrete, quiet, and sustainably designed. This stylish home combines functionality with high-end finishes and thoughtful details throughout. You'll love the 9-foot ceilings, floor-to-ceiling windows that flood the space with natural light, and the comfort of central A/C for warm summer days. The chef-inspired kitchen features quartz countertops with a waterfall island, sleek cabinetry, a gas cooktop, built-in oven, under-cabinet lighting, and premium stainless-steel appliances. The open-plan living extends to your private balcony (nearly 80 sq ft) with a gas hookup - perfect for these gorgeous fall evenings. A versatile den offers space for a home office or extra storage, while in-suite laundry adds convenience. Residents of the Annex enjoy secure underground parking, bike storage, and an incredible rooftop patio with panoramic downtown views. Complete with a dog run, BBQs, lounge seating, community garden, and fireplace, it's a one-of-a-kind space in the



heart of the city. Step outside to everything Kensington offers – cafés, shops, dining, the LRT, Safeway, and beloved spots like Oolong Tea House, Higher Ground, Hayden Block, and Red’s Diner. Freshly painted and professionally cleaned, this home is move-in ready. At \$350,000, it’s priced to sell – don’t miss your chance to live or invest in the sought-after Kensington lifestyle!

Built in 2021

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2258251          |
| Price          | \$330,000         |
| 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      | Community Gardens, Elevator(s), Roof Deck, Secured Parking, Dog Run |
| Parking Spaces | 1                                                                   |
| Parking        | Parkade, Stall, Underground                                         |

**Interior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters                                                  |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range, Oven |
| Heating           | Fan Coil                                                                                                       |
| Cooling           | Central Air                                                                                                    |
| # of Stories      | 9                                                                                                              |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Fire Pit, Garden, Barbecue, Dog Run |
| Construction      | Concrete, Metal Frame               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 24                   |
| Zoning         | DC                   |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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