

\$369,900 - 310, 327 9a Street Nw, Calgary

MLS® #A2245653

\$369,900

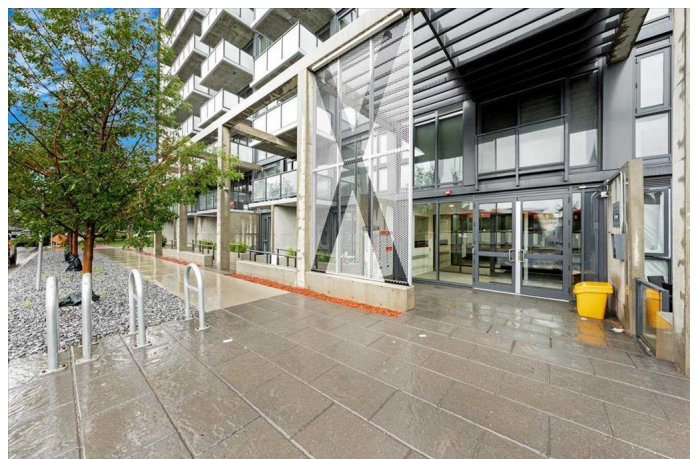
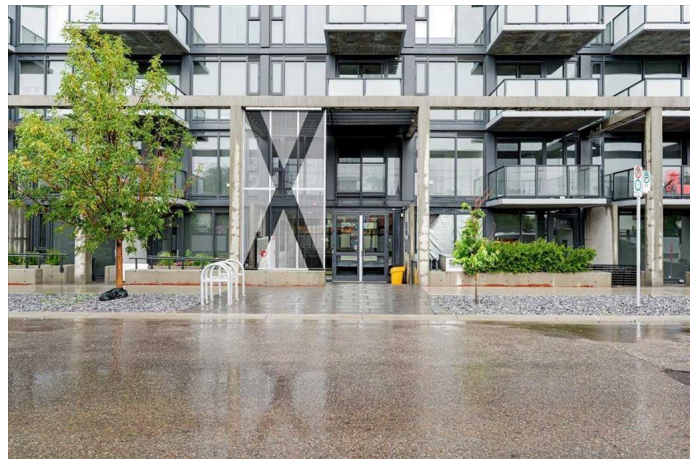
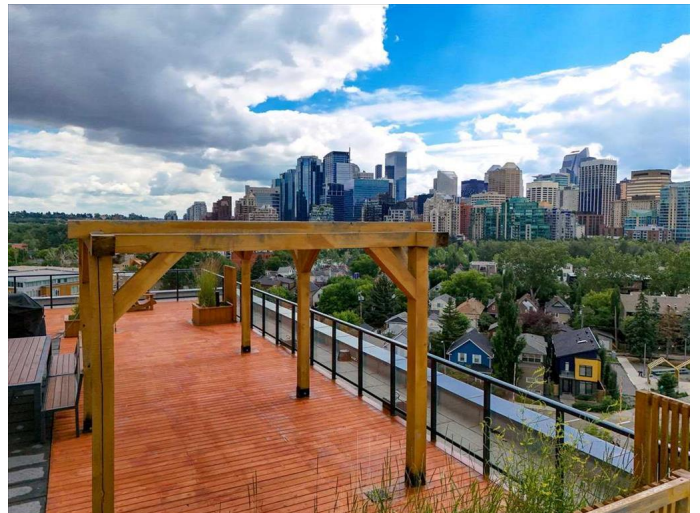
1 Bedroom, 1.00 Bathroom, 552 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

**AIRBNB & SHORT-TERM RENTALS
PERMITTED, INVESTOR FRIENDLY!**

Experience Urban Living at Its Finest in The Annex! Welcome to this stunning, modern 1-bedroom plus den condo in Calgary's iconic, sustainable Annex building, where the energy of Kensington and the tranquillity of the Bow River come together. Imagine starting your mornings with a walk through tree-lined Sunnyside or grabbing coffee at a local cafe, then winding down your evenings on the rooftop patio, soaking in panoramic skyline views. Step inside to discover bright, open-concept living, enhanced by floor-to-ceiling windows that flood the space with natural light. The gourmet kitchen features premium stainless steel appliances, a gas range, sleek cabinetry, and a central island, perfect for hosting friends or enjoying a quiet night in. The spacious bedroom offers incredible city views, while the versatile den is ideal for your home office or creative studio. With year-round comfort thanks to in-suite climate controls and advanced air quality systems, you'll love calling this place home. Unwind or entertain on your expansive private balcony, or take advantage of the Annex's remarkable amenities, including a rooftop gazebo, BBQ area, and lush gardens. Commuting is a breeze with the LRT just steps away, and everything you need is right at your doorstep: shops, restaurants, parks, and the river pathways. Complete with in-suite laundry, secure underground parking, and a walkable,



connected location, this is the lifestyle youâ€™ve been looking for. Donâ€™t miss your chance to make the Annex your new home in the heart of vibrant Kensington!

Built in 2022

Essential Information

MLS® #	A2245653
Price	\$369,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	552
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	310, 327 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1T7

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Gazebo, Roof Deck
Parking Spaces	1
Parking	Underground, Titled

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Stone Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	9

Exterior

Exterior Features	Balcony, Barbecue, Courtyard
Construction	Concrete, Metal Frame

Additional Information

Date Listed	August 4th, 2025
Days on Market	4
Zoning	DC

Listing Details

Listing Office	Town Residential
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.