

401, 327 9A Street NW  
Calgary, Alberta

MLS # A2227359



\$634,900

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&mdash;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&rsquo;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&rsquo;s award-winning rooftop patio, complete with BBQs, communal gardens, and a dog run&mdash;an urban oasis above the city. Located steps from the LRT line, this home is a commuter&rsquo;s dream&mdash;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.