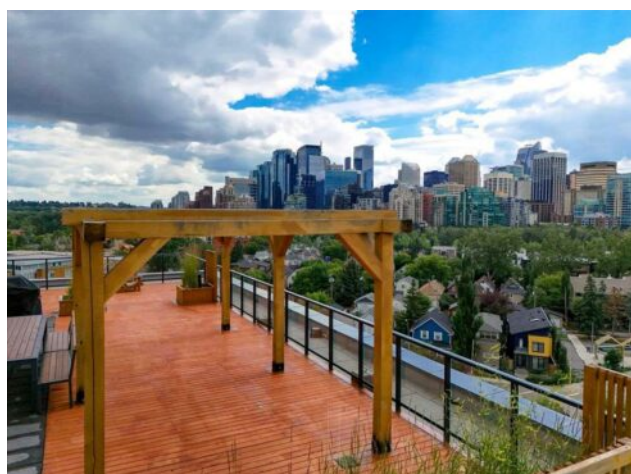


**310, 327 9A Street NW
Calgary, Alberta**

MLS # A2245653



\$369,900

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	552 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 336
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vinyl Windows

Inclusions: N/A

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 you've been looking for. Don't miss your chance to make the Annex your new home in the heart of vibrant Kensington!