

# \$348,800 - 309, 327 9a Street Nw, Calgary

MLS® #A2217159

**\$348,800**

1 Bedroom, 1.00 Bathroom, 589 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Experience modern urban living at The Annex by Minto Communities, a short-term rental-friendly, award-winning development in the heart of Kensingtonâ€”Calgaryâ€™s premier retail and entertainment district! This 1-bedroom + den, 1-bathroom unit offers a sleek, open-concept layout with tall ceilings, floor-to-ceiling windows, and luxury vinyl plank flooring, all bathed in natural light. The chef-inspired kitchen features quartz countertops, ceiling height shaker cabinets, subway tile backsplash, stainless steel appliances, a gas cooktop, and a large island with seating, perfect for casual dining and entertaining. The spacious living room opens to a private balcony with stunning views of downtown Calgary, ideal for morning coffee or evening relaxation. The bright primary bedroom, with walk through closet, is complemented by a generous 4-piece bath, in-suite laundry, and a versatile den ideal for a home office. Enjoy year-round comfort with in-suite, on-demand heating and cooling, plus individual HRV ventilation for exceptional indoor air quality. As Albertaâ€™s first LEED v4 Gold Multifamily Midrise, The Annex sets the standard for sustainable luxury. Building amenities include a rooftop patio with BBQs, fire tables, a dog run, community gardens, and panoramic skyline views. Just steps from the Sunnyside LRT station, Bow River pathways, grocery stores, and over 200 restaurants and shops, this is an incredible opportunity for investors or urban professionals alike.



Immediate possession availableâ€”donâ€™t miss out on this rare offering!

Built in 2021

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2217159          |
| Price          | \$348,800         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 589               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 309, 327 9a Street Nw |
| Subdivision | Sunnyside             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 1T7               |

**Amenities**

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Community Gardens, Dog Run, Elevator(s), Roof Deck |
| Parking   | None                                               |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters                       |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fan Coil                                                              |
| Cooling           | Central Air                                                           |
| # of Stories      | 9                                                                     |

**Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Construction      | Concrete, Metal Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 6              |
| Zoning         | DC             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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