# \$535,000 - 612, 327 9a Street Nw, Calgary

MLS® #A2263679

### \$535,000

2 Bedroom, 2.00 Bathroom, 820 sqft Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to The Annex in the heart of vibrant Kensington- one of Calgary's most desirable inner-city communities! This stunning 2-bed, 2-bath condo offers a perfect blend of modern design and urban lifestyle flexibility. The Annex is one of the few buildings that allows Airbnb, short-term, and long-term rentals, making it an exceptional opportunity for both investors and professionals seeking a dynamic place to call home.

Step inside to a thoughtfully designed open-concept layout ideal for entertaining, featuring stylish finishes, a sleek kitchen, and large windows that flood the space with natural light. Enjoy sunrise coffee and sunset views from your private balcony while taking in the city skyline.

Perfectly situated just steps from trendy cafés, markets, grocery stores, and the LRT, and only minutes from downtown with easy access to major arteries, this home embodies the best of urban convenience and community charm. Whether you're an investor or looking for a walkable, connected lifestyle this condo delivers it all!







Built in 2021

#### **Essential Information**

MLS® # A2263679 Price \$535,000 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 820

Acres 0.00

Year Built 2021

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 612, 327 9a Street Nw

Subdivision Sunnyside

City Calgary

County Calgary

Province Alberta

Postal Code T2N 1T7

#### **Amenities**

Amenities Bicycle Storage, Community Gardens, Elevator(s), Party Room, Roof

Deck, Visitor Parking, Dog Park

Parking Spaces 1

Parking Parkade

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Storage

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Fan Coil

Cooling Central Air

# of Stories 9

#### **Exterior**

Exterior Features None

Construction Concrete, Metal Frame

#### **Additional Information**

Date Listed October 10th, 2025

Days on Market 21 Zoning DC

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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