



## 327 9A Street Calgary Alberta

\$399,900

\* OPEN HOUSE THIS SUNDAY, DEC 8th from 2:00pm - 4:30pm \* Discover luxury living at The Annex by Minto Communities, masterfully designed by award-winning architect Nyhoff. Situated in the vibrant heart of Kensington, this home has an impressive 94 walk score, with a prime location that puts you just steps away from over 200 shops, renowned restaurants, excellent transit options, and the scenic Bow River pathway system. The thoughtfully designed floor plan features 1 bedroom plus a den, a four-piece bathroom, and a 65 sq. ft. private balcony, perfect for outdoor relaxation. The kitchen is equipped with premium stainless steel appliances, a gas cooktop, and a spacious island with an integrated dining table, making it ideal for entertaining. The versatile den is perfect for a home office or additional storage. Additional highlights include floor-to-ceiling windows, in-suite laundry, bike storage, and a fully secured titled, underground parking stall. As Kensington's first LEED Gold V4 Multifamily Midrise, The Annex offers sustainable living in a concrete structure designed for soundproofing and low condo fees. Residents enjoy exclusive access to a rooftop patio featuring a community garden, a BBQ area, cozy seating, a fireplace, and a dog run. Experience the perfect blend of luxury, sustainability, and city convenience in this remarkable condo. Book your private viewing today to start living the vibrant Kensington lifestyle! (id:6769)

Kitchen 12.25 Ft x 12.17 Ft

Living room 11.67 Ft x 8.33 Ft

Laundry room 5.00 Ft x 3.25 Ft

Foyer 12.33 Ft x 4.33 Ft

Den 7.67 Ft x 6.67 Ft

Other 10.92 Ft x 6.00 Ft

Primary Bedroom 9.42 Ft x 8.83 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX**

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(CENTRAL)**

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