



327 9A Street Calgary Alberta

\$634,900

Meet "Sky" - Downtown View | Steps to C-Train | 2 Bed/2 Bath + Den | Titled Parking. Welcome to The Annex by Minto Communities--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'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's award-winning rooftop patio, complete with BBQs, communal gardens, and a dog run--an urban oasis above the city. Located steps from the LRT line, this home is a commuter's dream--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. (id:6769)

4pc Bathroom 8.00 Ft x 4.92 Ft

4pc Bathroom 8.42 Ft x 7.08 Ft

Bedroom 9.00 Ft x 9.50 Ft

Foyer 11.33 Ft x 5.83 Ft

Kitchen 8.33 Ft x 12.67 Ft

Living room 16.25 Ft x 23.00 Ft

Primary Bedroom 11.00 Ft x 10.83 Ft

Listing Presented By:



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<https://www.renzorealestate.com/>



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