



327 9A Street Calgary Alberta

\$575,000

SHORT TERM RENTALS AIRBNB currently allowed in this 2 bed 2 bath executive condo. Welcome to The Annex, where luxury living meets unparalleled convenience in Calgary's top-rated community. This exquisite unit boasts an abundance of natural light, complemented by a modern kitchen featuring sleek QUARTZ countertops, a spacious island with a built-in dining table, gas stove, stainless steel appliances, and a stylish tiled backsplash. The Primary bedroom is a sanctuary with FLOOR-TO-CEILING windows, offering panoramic views and a walk-through closet leading to the master ensuite bathroom complete with a glass shower. Convenience is key with in-suite laundry and a fully secured UNDERGROUND titled parking stall included. Designed by Minto Communities, The Annex features award-winning architecture and a remarkable walking score of 94. With transit access across the street and over 200 shops, acclaimed restaurants, and the Bow River pathway system just moments away, this location epitomizes urban living at its finest. The Annex is Kensington's first LEED Gold V4 Multifamily Midrise, setting a new standard for environmentally friendly structures. Enjoy the highest level of comfort with inclusive features such as in-suite and on-demand heating and cooling controls, and individual Heat Recovery Ventilation (HRV) for superior indoor air quality. Constructed with a quiet concrete structure and low condo fees, this award-winning building offers residents exclusive access to a ROOFTOP PATIO featuring a community garden, communal BBQ area, seating areas, a fireplace, bike storage room, and a dog run. The Annex is pet friendly upon approval. Whether you're expanding your investment portfolio or seeking a primary residence, the possibilities here are endless at such an attractive price point. Don't miss out on this exceptional opportunity! (id:6769)

Living room 3.48 M x 4.67 M

Kitchen 3.48 M x 3.38 M

Primary Bedroom 3.66 M x 2.97 M

Bedroom 3.66 M x 3.12 M

4pc Bathroom 2.41 M x 1.52 M

4pc Bathroom 2.34 M x 2.19 M

Listing Presented By:



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