



# 327 9A Street Calgary Alberta

\$499,000

Imagine living in this dream location, The Annex by Minto Communities, Alberta's first LEED v4 Gold Multifamily high rise in one of Calgary's most walkable communities. This 2 bed, 2 bath unit shines with incredible views, versatility (AirBnB short term rentals and pet friendly) and a roof-top patio with garden boxes, grills, firepit and dog run. The sleek contemporary kitchen features a large eat-up quartz island, gas stove and stainless steel appliances. Light floods both the living room and primary bedroom with their floor-to-ceiling windows, including access to a sizeable SE facing balcony with downtown views. Additional features include a 3-pc ensuite, walk-through closet, in-suite washer/dryer and a titled parking stall. Each suite offers the highest standard of comfort including features like in-suite and on-demand heating and cooling controls, and individual Heat Recovery Ventilation (HRV) for superior indoor air quality. Easy access to community spaces, the Bow River, the LRT, shops, diners, cafes, & so much more! Book your showing today! (id:6769)

3pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bedroom 7.50 Ft x 7.83 Ft

Primary Bedroom 8.92 Ft x 9.83 Ft  
Other 11.50 Ft x 12.33 Ft  
Living room 11.17 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<http://keystoneteammyc.c21.ca/>

**RE/MAX Realty Professionals**

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