



## 327 9A Street Calgary Alberta

\$339,900

Located in historic Sunnyside, just blocks from Bow River pathways, this modern 1 bedroom condo in The Annex building is a perfect investment property & has been used as a profitable Air BnB. This bright unit features luxury vinyl plank flooring, high ceilings & plenty of natural light, showcasing the kitchen that's tastefully finished with quartz counter tops, eating bar, contrasting cabinetry & stainless steel appliances. A spacious living room is open to the kitchen & also has access to a private balcony. The bedroom, a 4 piece bath & in-suite laundry/storage complete this charming condo. Other notable features include one titled heated underground parking stall & an amazing rooftop patio with panoramic downtown & city views, BBQ, firetable, community garden & dog run. This unit is ideally located steps to Sunnyside train station, blocks to Bow River pathways, Riley Park, Safeway, trendy Kensington shops & restaurants & easy walking distance to downtown. The Annex building is the province's first LEED v4 Gold Multifamily Midrise & offers the highest standard of comfort with inclusive features such as in-suite & on-demand heating & cooling controls & individual heat recovery ventilation (HRV), ensuring exceptional indoor air quality. Immediate possession is available! (id:6769)

Other 10.50 Ft x 10.00 Ft

Living room 15.00 Ft x 9.67 Ft

Foyer 8.42 Ft x 5.92 Ft

Laundry room 8.17 Ft x 4.50 Ft

Primary Bedroom 10.58 Ft x 8.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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RE/MAX Real Estate (Central)

<http://www.tanyaeklundgroup.ca/>

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