



## 327 9A Street Calgary Alberta

\$438,000

AirBNB allowed | Discover a rare opportunity in Calgary's vibrant Sunnyside/Kensington neighborhood with this unique LIVE-WORK townhouse-like unit at The Annex. With its separate main floor private entrance. Developer-size 640 sq.ft. layout, this 2-bedroom, 1-bathroom with spacious laundry room condominium is the first of its kind in this building to become available for sale, combining luxury and sustainability in one outstanding package. Commute less and get out and enjoy the city more! Views of the city skyline & the river. Steps from the river & the heart of downtown Calgary. Quickly get onto Calgary's major roadways, 14th Street NW and Memorial Dr. Step inside to find an inviting open kitchen with high-end, full-size stainless steel appliances, complemented by floor-to-ceiling windows that flood the space with natural light. The generous layout includes ample storage and a spacious laundry room for added storage. One of the standout features is the expansive outdoor front patio—one of the largest in the building—perfect for entertaining or working from home, complete with a gas hook-up for your BBQ. Secure heated parking is a breeze with one of the largest titled underground stalls, and the building boasts a prime transit score for easy access to public transportation. Enjoy a lifestyle filled with nearby amenities, including top-rated restaurants, shops, parks, and vibrant local markets. Just minutes from downtown Calgary and close to SAIT and the Foothills Hospital, this unit truly offers the best of urban living. With Kensington's eclectic mix of shops, services, and the Sunnyside CTrain station right at your doorstep, The Annex promises a lifestyle rich in convenience and community. This is not only a beautiful home but also an exceptional investment opportunity with flexible options for AIRBNB and short-term rentals (one of the rare buildings that still a...

Primary Bedroom 10.17 Ft x 9.00 Ft

Bedroom 11.50 Ft x 9.33 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

Other 11.17 Ft x 9.67 Ft

Living room 10.50 Ft x 10.00 Ft

Laundry room 8.00 Ft x 5.33 Ft

Other 21.00 Ft x 10.00 Ft

Listing Presented By:



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RE/MAX House of Real Estate

**RE/MAX Realty Professionals**

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