

# \$340,000 - 610, 327 9a Street Nw, Calgary

MLS® #A2258251

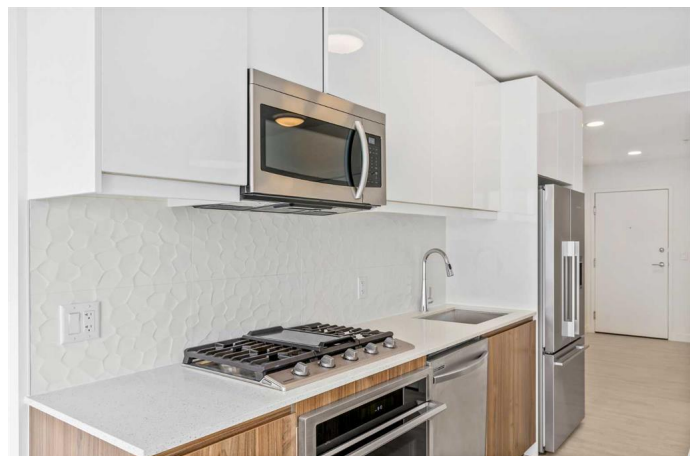
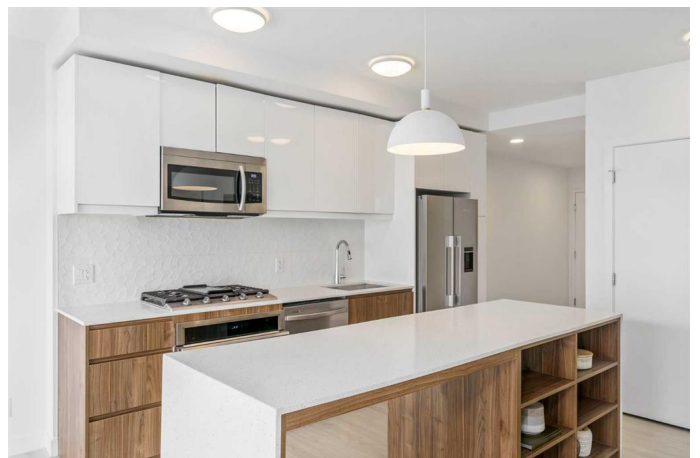
**\$340,000**

1 Bedroom, 1.00 Bathroom, 551 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

PRICED TO SELL - MOTIVATED SELLER | AIRBNB FRIENDLY | FRESHLY PAINTED | AIR CONDITIONING | 1 BEDROOM + DEN | CONCRETE BUILDING | HEART OF KENSINGTON | SECURED UNDERGROUND PARKING | Welcome to luxury living in the Annex Building, perfectly positioned in one of Calgary's most vibrant inner-city communities and just minutes from downtown and the Bow River pathways. The Annex is Kensington's first LEED Gold V4 Multifamily Midrise, built concrete, quiet, and sustainably designed. This stylish home combines functionality with high-end finishes and thoughtful details throughout. You'll love the 9-foot ceilings, floor-to-ceiling windows that flood the space with natural light, and the comfort of central A/C for warm summer days. The chef-inspired kitchen features quartz countertops with a waterfall island, sleek cabinetry, a gas cooktop, built-in oven, under-cabinet lighting, and premium stainless-steel appliances. The open-plan living extends to your private balcony (nearly 80 sq ft) with a gas hookup - perfect for these gorgeous fall evenings. A versatile den offers space for a home office or extra storage, while in-suite laundry adds convenience. Residents of the Annex enjoy secure underground parking, bike storage, and an incredible rooftop patio with panoramic downtown views. Complete with a dog run, BBQs, lounge seating, community garden, and fireplace, it's a one-of-a-kind space in the



heart of the city. Step outside to everything Kensington offers – caf s, shops, dining, the LRT, Safeway, and beloved spots like Oolong Tea House, Higher Ground, Hayden Block, and Red’s Diner. Freshly painted and professionally cleaned, this home is move-in ready. At \$350,000, it’s priced to sell – don’t miss your chance to live or invest in the sought-after Kensington lifestyle!

Built in 2021

**Essential Information**

MLS® #	A2258251
Price	\$340,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	551
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	610, 327 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1T7

**Amenities**

Amenities	Elevator(s), Community Gardens, Dog Run, Roof Deck, Secured Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

**Interior**

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range
Heating	Fan Coil
Cooling	Central Air
# of Stories	9

## Exterior

Exterior Features	Barbecue, Dog Run, Fire Pit, Garden
Construction	Concrete, Metal Frame

## Additional Information

Date Listed	September 18th, 2025
Days on Market	19
Zoning	DC

## Listing Details

Listing Office	Real Broker
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