

612, 327 9A Street NW  
Calgary, Alberta

MLS # A2279068

**\$520,000**



<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 485
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to The Annex in the heart of vibrant Kensington- one of Calgary's most desirable inner-city communities! This stunning 2-bed, 2-bath condo offers a perfect blend of modern design and urban lifestyle flexibility. The Annex is one of the few buildings that allows Airbnb, short-term, and long-term rentals, making it an exceptional opportunity for both investors and professionals seeking a dynamic place to call home. Step inside to a thoughtfully designed open-concept layout ideal for entertaining, featuring stylish finishes, a sleek kitchen, and large windows that flood the space with natural light. Enjoy sunrise coffee and sunset views from your private balcony while taking in the city skyline. Perfectly situated just steps from trendy cafe's, markets, grocery stores, and the LRT, and only minutes from downtown with easy access to major arteries, this home embodies the best of urban convenience and community charm. Whether you're an investor or looking for a walkable, connected lifestyle this condo delivers it all! Directions: