



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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 ASSOCIATE

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602, 327 9A Street NW
 Calgary, Alberta

MLS # A2189320



\$569,900

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	830 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 446
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

SHORT TERM/AIR BNB RENTALS ALLOWED. Welcome to luxury living in the heart of Kensington! The Annex offers a lifestyle of convenience in Calgary's top rated community. This 6th floor, corner-unit boasts 2 bedrooms, 2 bathrooms, has loads of natural sunlight, a stylish kitchen with quartz countertops, stainless steel appliances & tiled backsplash. The primary bedroom has a walk-in walk-through closet that opens to the master ensuite bath with a glass shower. The large balcony offers west facing views - the perfect place to watch evening sunsets, and comes with a natural gas bbq hook up. This condo is Alberta's 1st LEED v4 Gold Multifamily Midrise. LEED v4 is the latest framework and standard for the next generation of environmentally friendly structures and green buildings, with the highest standard of comfort and inclusive features like in-suite and on-demand heating and cooling controls, and individual Heat Recovery Ventilation (HRV) for superior indoor air quality. Relax on the outdoor rooftop patio and take in Calgary's city skyline while enjoying access to furniture, a dog run, raised garden beds, gas fire pit & two barbecues for entertaining. The Annex is in a prime location in a neighbourhood that offers transit, grocery stores, access to parks and river paths, restaurants, coffee houses, local boutiques, and is just a short walk to the downtown core. The Annex allows short term rentals, making it a great investment. This condo is one you do not want to miss! Book your showing today.