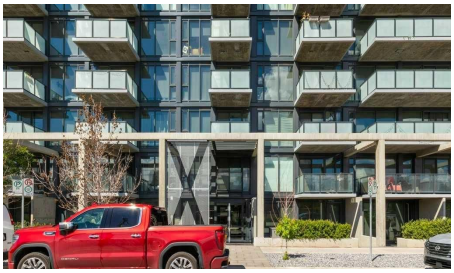
308 327 9A Street NW

Calgary | Active | MLS® A2326020

$304,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2022**	**552 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to Annex in Sunnyside, urban living at its finest, where the energy of Kensington and the peacefulness of the Bow River come together. Start your mornings with a walk on the tree lined street or along the river pathways, visit the local coffee shops, drop by Safeway on your way home. This modern One bedroom and den unit, has a slate gray kitcen with island , stainless appiances, LVP flooring, and a large west facing balcony. The felxible den space can be a work form home, creative space or a small guest room. The unit is completed with a 4 piece bathroom and ensuite laundry. After work enjoy the roof top patio with a barbque area , gardens and even a dog run while you enjoy the panoramic city views . Annex is pet friendly as well airbnb is allowed . Transportaion is easy with the c train so close, most things within walking distance, and you still have you titled heated underground parking stall

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326020
Bedrooms	1
Bathrooms	1
Year Built	2022
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	552 sq. ft.
Main Level Finished Area:	552 sq. ft.
Condo Fee:	$339.90

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	9
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2022 (Age: 4)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2110091
Heating:	Fan Coil
New Constr.:	No
Construction Material:	Concrete, Metal Frame
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	The Annex
Community:	Sunnyside (Calgary)
Amenities:	Elevator(s), Parking
Appliances:	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	NONE
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 9'6" × 8'10" ·
Main Floor	Kitchen · 12'4" × 12'2" ·
Main Floor	Bedroom - Primary · 9'6" × 8'10" ·
Main Floor	Den · 7'11" × 6'9" ·
Main Floor	Foyer · 12'5" × 5'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Balcony, Courtyard, Outdoor Grill
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Jul 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/308-327-9a-street-nw-calgary-a2326020/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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