

# \$649,900 - 401, 327 9a Street Nw, Calgary

MLS® #A2227359

**\$649,900**

2 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.00 Acres

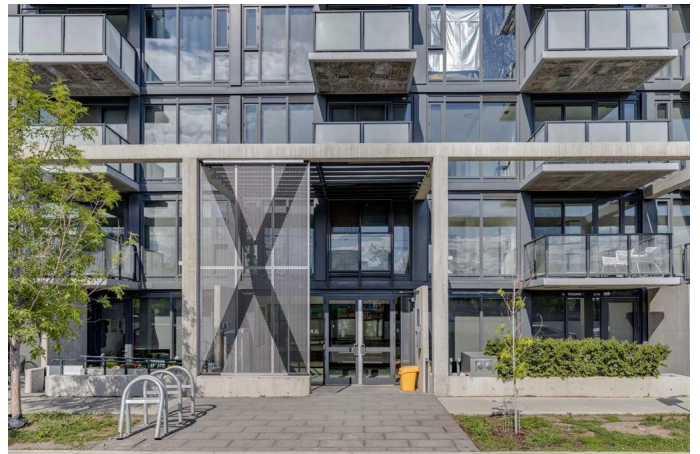
Sunnyside, Calgary, Alberta

Meet "Sky" - Downtown View | Steps to C-Train | 2 Bed/2 Bath + Den | Titled Parking. Welcome to The Annex by Minto Communitiesâ€™ A LEED v4 Gold Certified high-rise, setting a new standard for urban living in the heart of Sunnyside. This expansive 2-bedroom + den, 2-bathroom corner unit spans over 1,008 sq ft, offering panoramic views of Calgaryâ€™s iconic skyline and vibrant Kensington Village below.

Step into a sun-drenched, open-concept layout where floor-to-ceiling windows bathe the home in natural light. The chef-inspired kitchen anchors the space with its oversized island, premium stainless steel appliances, gas range, and sleek modern finishes. The primary suite faces east for stunning sunrise views and features a spacious 4-piece ensuite. The second bedroom is equally impressive, offering south-facing windows. The flexible den is ideal for a home office, nook, or additional storage.

Enjoy the comfort and convenience of heated underground parking, and unwind on the buildingâ€™s award-winning rooftop patio, complete with BBQs, communal gardens, and a dog runâ€”an urban oasis above the city.

Located steps from the LRT line, this home is a commuterâ€™s dreamâ€”whether you're headed downtown, to the university, or anywhere in the city. Just steps from boutique



shopping, top-rated restaurants, artisan cafes, and the Bow River pathways, this is inner-city living at its most dynamic and walkable.

Built in 2021

### Essential Information

MLS® #	A2227359
Price	\$649,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	401, 327 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1T7

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Closet Organizers, Double Vanity, Quartz Counters, Wet Bar
Appliances	Built-In Oven, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil
Cooling	Central Air

# of Stories	9
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## Exterior

Exterior Features	Balcony
Construction	Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	9
Zoning	DC

## Listing Details

Listing Office	Renzo Real Estate Inc.
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