

# \$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

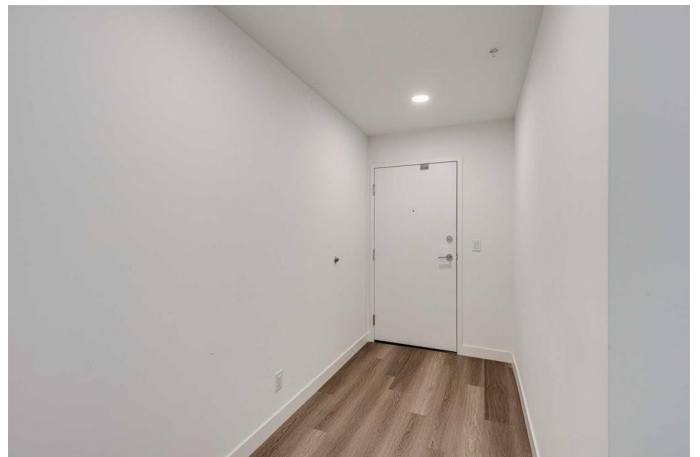
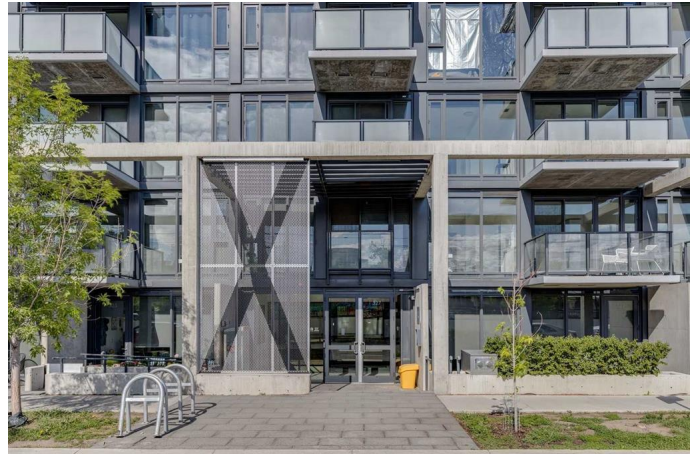
Sunnyside, Calgary, Alberta

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 |
|--------------|---|

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | DC             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Renzo Real Estate Inc. |
|----------------|------------------------|

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