

# \$535,000 - 612, 327 9a Street Nw, Calgary

MLS® #A2263679

**\$535,000**

2 Bedroom, 2.00 Bathroom, 820 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

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.

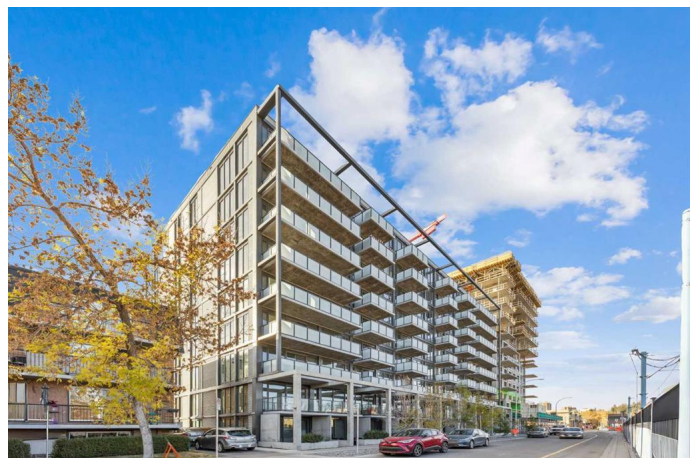
Perfectly situated just steps from trendy caf  s, markets, grocery stores, and the LRT, and only minutes from downtown with easy access to major arteries, this home embodies the best of urban convenience and community charm. Whether you're an investor or looking for a walkable, connected lifestyle this condo delivers it all!

Built in 2021

## Essential Information

MLS® # A2263679

Price \$535,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 820               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 612, 327 9a Street Nw |
| Subdivision | Sunnyside             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 1T7               |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Community Gardens, Elevator(s), Party Room, Roof Deck, Visitor Parking, Dog Park |
| Parking Spaces | 1                                                                                                 |
| Parking        | Parkade                                                                                           |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage       |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fan Coil                                                                                        |
| Cooling           | Central Air                                                                                     |
| # of Stories      | 9                                                                                               |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Construction      | Concrete, Metal Frame |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 10th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 26 |
| Zoning         | DC |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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