

# \$429,900 - 403, 327 9a Street Nw, Calgary

MLS® #A2190093

**\$429,900**

2 Bedroom, 2.00 Bathroom, 610 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

AIR BNB / SHORT TERM RENTALS  
ALLOWEED!!! BRING YOUR FAVORITE  
AGENT AND COME SEE TODAY!  
EXCELLENT LOCATION! Attention young  
professionals, couples, and savvy investors!  
Welcome to the highly sought-after Annex by  
Mintoâ€™a modern, sustainably built complex  
in the heart of Kensington. This stunning  
2-bedroom, 2-bathroom condo offers the  
perfect blend of style, convenience, and  
investment potential.

Step inside to discover a sleek, open-concept  
layout featuring a contemporary kitchen with a  
large quartz island, stainless steel appliances  
including a gas stove, and modern finishes  
throughout. Floor-to-ceiling east-facing  
windows flood the space with natural light  
while offering vibrant city views.

The primary bedroom includes a chic 3-piece  
ensuite with a subway-tiled walk-in shower,  
while the second bedroom doubles as an ideal  
guest room, office, or flex space and is located  
next to a full bathroom with a tub/shower  
combo. Additional features include in-suite  
laundry, air conditioning, and a private balcony  
with a gas hookupâ€™perfect for summer  
BBQs.

This LEED Gold Certified concrete building is  
designed for sustainability, offering  
energy-efficient features such as ENERGY  
STAR appliances, a heat recovery ventilator



(HRV), high-efficiency windows, LED lighting, a programmable thermostat, ultra high-efficiency toilets, and water-saving faucets.

The location is unbeatable—just steps from the LRT station, making it ideal for students attending SAIT, Bow Valley College, or the University of Calgary. You'll also be within walking distance of the Peace Bridge, Bow River pathways, and the vibrant restaurants, cafes, and shops of Kensington.

This condo comes with a titled underground parking stall, access to a bike storage room, and a rooftop patio featuring a communal BBQ area, dog run, and cozy fireplace lounge. It's an excellent investment opportunity as the building permits short-term rentals through Airbnb, is financially sound, and has low condo fees.

Don't miss your chance to own this incredible property—book today!

Built in 2020

## Essential Information

MLS® #	A2190093
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	610
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

## Community Information

Address	403, 327 9a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1T7

### Amenities

Amenities	Elevator(s), Bicycle Storage, Community Gardens, Dog Run, Parking
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Fan Coil
Cooling	Central Air
# of Stories	9

### Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Frame

### Additional Information

Date Listed	February 1st, 2025
Days on Market	77
Zoning	DC

### Listing Details

Listing Office	RE/MAX First
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