

\$634,900 - 401, 327 9a Street Nw, Calgary

MLS® #A2227359

\$634,900

2 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.00 Acres

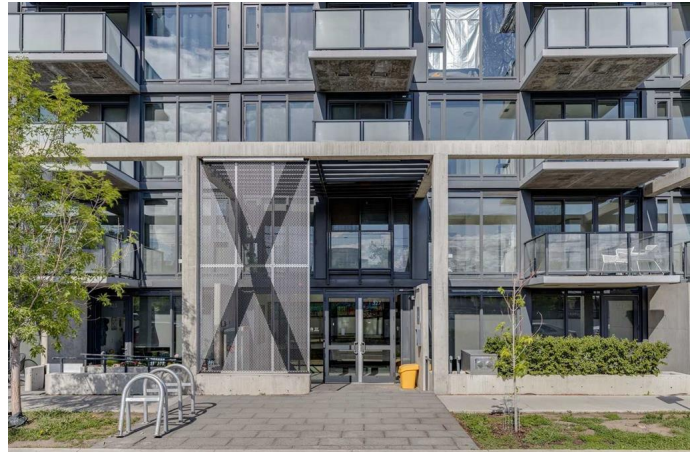
Sunnyside, Calgary, Alberta

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	\$634,900
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, Roof Deck, Secured Parking, Visitor Parking
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	43
Zoning	DC

Listing Details

Listing Office	Renzo Real Estate Inc.
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