

**903, 327 9A Street NW**  
**Calgary, Alberta**

**MLS # A2318245**



**\$440,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	599 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Off Street, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 379
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, 1 remote for underground parking, central air conditioner

Perched on the penthouse level of The Annex, this exceptional home in a concrete-built building offers a quieter living experience, breathtaking downtown skyline and Bow River views, and exclusive penthouse-level 9.5' ceilings. Located in the heart of Kensington, just steps from the Sunnyside LRT station, river pathways, boutique shopping, cafes, fitness studios, and the downtown core, this is urban living at its finest. Floor-to-ceiling windows flood the open-concept living space with natural light while showcasing the spectacular outlook, and unlike many inner-city view properties, the future development adjacent to the building is planned at only six storeys, well below this 9th-floor penthouse, helping preserve the incredible river and city views that make this home so special. The designer kitchen is both stylish and functional, featuring quartz countertops, a waterfall breakfast bar, gas stove, subway tile backsplash, and a stylish appliance package including Fisher & Paykel and Samsung stainless steel appliances. Luxury vinyl plank flooring flows throughout the home, while central air conditioning ensures year-round comfort. The spacious primary retreat offers oversized windows, a walk-through closet, and a beautifully appointed ensuite, while the second bedroom provides flexibility for guests, roommates, or a dedicated work-from-home setup. Residents of The Annex enjoy access to one of Calgary's most impressive rooftop terraces, complete with multiple BBQ areas, lounge spaces, a fireplace, community garden boxes available for owners to claim, and a dedicated dog run - all set against panoramic city and mountain views. As Alberta's first LEED v4 Gold Multifamily Midrise development, The Annex was thoughtfully designed with energy efficiency, exceptional indoor air quality, and modern urban living in mind. Whether you're grabbing coffee around

the corner, meeting friends for brunch, cycling the Bow River pathway system, or hopping on the train downtown, this is an unmatched opportunity to own a penthouse in one of Calgary's most vibrant and sought-after neighbourhoods. Airbnb and short-term rentals are allowed with board approval.