# \$299,000 - 302, 931 2 Avenue Nw, Calgary

MLS® #A2210049

## \$299,000

2 Bedroom, 1.00 Bathroom, 713 sqft Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

A rare opportunity to own as first time homebuyer, downsizer, or investor in an exceptional and unbeatable location, a 2 bed/1 bath with 731sqft of developed space offered in the heart of Sunnyside! A large living space with fire-place and built-in shelving, leading to a large North facing balcony. Featuring a functional kitchen with Granite Counterâ€"tops, stainless steel appliances, and an adjacent island-eat up breakfast bar. 2 spacious rooms and a full 4-piece bathroom completes this floor. This apartment provides in-suite laundry, a separate storage locker for securing any extra belongings or seasonal items, and a covered assigned parking stall - ensuring a convenient place to park your vehicle! Enjoy quick access by foot to Trendy Restaurants/Cafes, Groceries, and Downtown Calgary, Public transit, Famous Protected Parks, and the River pathways. More than just the property itself, this condo captures a lifestyle of Kensington culture and charm. ~~ Very pet friendly with board approval ~~



#### **Essential Information**

MLS® # A2210049 Price \$299,000

Bedrooms 2
Bathrooms 1.00

Full Baths 1







Square Footage 713
Acres 0.00
Year Built 1976

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 302, 931 2 Avenue Nw

Subdivision Sunnyside
City Calgary
County Calgary
Province Alberta
Postal Code T2N 0E7

### **Amenities**

Amenities None

Parking Spaces 1

Parking Stall

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer

Heating Baseboard

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

# of Stories 4

## **Exterior**

Exterior Features Balcony

Construction Wood Frame, Stucco

#### **Additional Information**

Date Listed April 9th, 2025

Days on Market 190
Zoning M-CG

# **Listing Details**

Listing Office Century 21 Bravo Realty

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