# \$299,999 - 304, 730 2 Avenue Nw, Calgary

MLS® #A2214260

#### \$299,999

1 Bedroom, 1.00 Bathroom, 836 sqft Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Don't miss this unique top-floor condo in the heart of Sunnyside, offering 836 sq ft of bright, open living space and a stylish loft! The main floor features an open-concept kitchen, dining, and living area with a cozy fireplaceâ€"perfect for relaxing or entertaining. Step through the patio doors to your private balcony and soak in the urban vibe. A striking spiral staircase leads to a spacious loft bedroom and a bonus room with vaulted ceilingsâ€"ideal as a home office, creative space, or lounge. You'll also find a 4-piece bathroom, in-suite stacked laundry, and light-filled rooms throughout. Live steps from the Bow River, trendy cafACs, restaurants, boutique shopping, and the C-Train. Enjoy walkable access to downtown and everything city living has to offer. A rare opportunity in one of Calgary's most sought-after neighbourhoodsâ€"perfect for first-time buyers, urban professionals, or savvy investors.

Built in 1975

Price

#### **Essential Information**

MLS® # A2214260

\$299,999

Bedrooms 1

Bathrooms 1.00

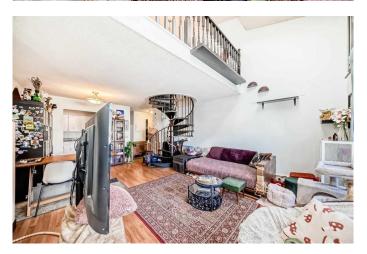
Full Baths 1

Square Footage 836

Acres 0.00







Year Built 1975

Type Residential

Sub-Type Apartment

Style Loft
Status Active

## **Community Information**

Address 304, 730 2 Avenue Nw

Subdivision Sunnyside
City Calgary
County Calgary
Province Alberta
Postal Code T2N0E3

#### **Amenities**

Amenities Other

Parking Spaces

Parking Stall

#### Interior

Interior Features High Ceilings, Open Floorplan, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer

Heating Forced Air

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

# of Stories 3

#### **Exterior**

Exterior Features Balcony

Construction Wood Frame, Wood Siding

#### **Additional Information**

Date Listed May 9th, 2025

Days on Market 5

Zoning M-CG

## **Listing Details**

### Listing Office eXp Realty

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