

404, 931 2 Avenue NW
Calgary, Alberta

MLS # A2167314



\$249,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	581 sq.ft.	Age:	1976 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 443
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Storage		

Inclusions: N/A

Welcome to your ideal urban home in this 1-bedroom condo, perfectly located in the heart of the city, in charming Sunnyside. This home features a large living area warmed by the fireplace and flooded with natural light from the South facing balcony, a beautifully maintained kitchen full of stainless steel appliances, and a cozy bedroom with ample storage; this home is everything you need. In Sunnyside you'll be just steps from all the shops, cafes, and restaurants of Kensington, while also being close to river pathways, Prince's Island Park and Downtown. Whether you're a first-time buyer or looking to invest, this condo offers an unbeatable lifestyle in a vibrant neighbourhood. Don't miss your chance to make it yours!