

# \$305,000 - 302, 931 2 Avenue Nw, Calgary

MLS® #A2210049

**\$305,000**

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 ~~

Built in 1976

## Essential Information

MLS® #	A2210049
Price	\$305,000
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	Stucco, Wood Frame

### Additional Information

Date Listed	April 9th, 2025
Days on Market	13
Zoning	M-CG

**Listing Details**

Listing Office                      Century 21 Bravo Realty

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