



**GRASSROOTS**  
REALTY GROUP

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301, 730 2 Avenue NW  
Calgary, Alberta

MLS # A2229426



**\$294,000**

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	849 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions:	None
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This unique 849.4 sq ft condo is a standout opportunity in one of Calgary's most sought-after inner-city communities. Featuring a charming spiral staircase leading to a spacious loft-style primary bedroom, the layout is both functional and full of character. The main level offers an open-concept living and dining area, a well-equipped kitchen, in-suite laundry, and a private balcony — ideal for enjoying your morning coffee or evening unwind. Whether you're a first-time buyer or looking for a solid investment property, this home checks all the boxes with its unbeatable location, walkability, and timeless design.