



GRASSROOTS
REALTY GROUP

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**310, 1087 2 Avenue NW
Calgary, Alberta**

MLS # A2229684



\$309,999

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	430 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, None, Parkade, Parking Lot, Permit Required, Secured, See Remarks		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 272
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Glass, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

NEW LOWER PRICE IN EFFECTWelcome to "LIDO" By Battistella*** Experience urban living at its finest in this beautiful designed one -bedroom condo, ideally located within walking distance to Kensington's boutique shops, trendy restaurants, coffee spots, and grocery stores. This thoughtfully laid-out unit features a spacious bedroom with an interior window and sliding frosted glass doors, offering both light and privacy. The kitchen showcases modern cabinetry, sleek quartz countertops and high-end Electrolux stainless steel appliances, complemented by imported European vinyl plank flooring and 9-ft ceiling flood the space with natural light, while central A/C(building unit)ensures year-round comfort. Enjoy added convenience with an in-suite laundry room, a deep entry-way closet with built-in shelving, and an assigned secure storage locker with bike storage. Step out onto your private balcony-perfect for relaxing or entertaining-with a BBQ gas line already in place. Plus, take full advantage of the incredible rooftop deck with a centre gas fireplace ,offering sweeping downtown views. An exceptional opportunity for first time buyers, professionals or investors looking to enjoy the vibrancy of inner city living!-LOWER CONDO FEES STARTING WITH SEPT 1/2025-