



GRASSROOTS
REALTY GROUP

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301, 931 2 Avenue NW
Calgary, Alberta

MLS # A2239396



\$288,800

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	707 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Covered, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Concrete, Stucco
Foundation:	-
Features:	Built-in Features, Stone Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 546
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: NA

Short Term Rentals permitted with appropriate city licenses in sought after Sunnyside! Lovely updated 2-bedroom end unit in a concrete building. Stone counters, wood cabinets, cozy fireplace and large balcony with peaceful treed street front views. In suite laundry with storage PLUS a separate storage locker and covered off street parking. This quiet home has been owner occupied for 19 years and is in great condition. Amazing walkable location just 2 blocks to all your favorite Kensington shops and restaurants, 1 block to the Peace Bridge into downtown, 1 block to Bow River pathways, 2 blocks to Sunnyside LRT station, 8 blocks to SAIT, and tons of green space nearby. Pet friendly building. Condo fees include covered parking, heat, water & sewer. A great opportunity in an unbeatable location! This immaculate home is vacant and ready for you to move right in, or use a \$1,000 cash decorating allowance to choose your own paint colours for a quick refresh. Click on 3D for interactive 3D floorplans.