



GRASSROOTS
REALTY GROUP

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105, 934 2 Avenue NW
Calgary, Alberta

MLS # A2246861



\$299,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	804 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: NA

Located in the vibrant community of Sunnyside, this freshly painted 2 bedroom 1 bathroom END unit apartment is MOVE IN READY. Entering the unit you'll be welcomed with hardwood floors, a generous storage room and your stacked, in-unit laundry (April 2025). Walking into the main living space you'll appreciate the large kitchen featuring stainless steel appliances, granite countertops, an open concept floor plan with a good sized living/dining area and a newer fireplace, 2023. With extra windows across the front, side and back (due to it being an end unit), you'll always feel warm and at home. The oversized patio doors lead to a SOUTH FACING patio that's great for a morning coffee or evening wine. The 4 piece bathroom was renovated in November 2020 and has tile flooring. Both bedrooms are larger than you'd normally find in a two bedroom apartment with the carpet being replaced in 2019. Other features of the unit/building are that you're just a few steps to your parking stall which has a plug, there's a new ramp being installed at the main entrance and it's a concrete building. The biking score is an impressive 99 with a walkability score of 95 and transit score of 77, almost unheard of! Other important destinations are: Steps to Safeway, walking distance to coffee, cafes, boutiques, river pathways, 2 blocks from the Bow River, 2 blocks from Kensington, 1 block from the C train, and just 1 stop on the C train from Sait and 2 stops to the University of Calgary.