



GRASSROOTS
REALTY GROUP

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104, 927 2 Avenue NW
Calgary, Alberta

MLS # A2257192



\$200,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	481 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Asphalt, Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	Public
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Membrane	Condo Fee:	\$ 413
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions:	N/A
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Location, lifestyle, and value converge in the heart of Sunnyside. This ground-floor 1-bedroom condo offers exceptional walkability. It is just steps from the Bow River pathway, the Peace Bridge, and all the shops, restaurants, and cafes that make Kensington one of Calgary's most beloved inner-city neighbourhoods. Leave your car behind and enjoy effortless access to downtown, Prince's Island Park, groceries, transit, and more. With a direct CTrain line to SAIT, the University of Calgary, and the core, this is the perfect spot for students, professionals, or savvy investors. The unit features in-suite laundry, an assigned parking stall, and low-maintenance living in a well-managed building with a healthy reserve fund. Whether buying your first home, downsizing, or adding to your portfolio, this is your chance to own in one of Calgary's most vibrant and walkable communities in the heart of Kensington. Take the full iGuide virtual tour from the comfort of your home, or better yet, see it in person with your favourite Realtor®!