



GRASSROOTS
REALTY GROUP

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101, 625 2 Avenue NW
Calgary, Alberta

MLS # A2277154



\$990,000

Division:	Sunnyside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,675 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water

Inclusions: N/A

BRAND NEW FRONT FACING END-UNIT TOWNHOME | OUTSTANDING SUNNYSIDE INNER-CITY LOCATION | 3 STOREYS ABOVE GRADE | PRIVATE PRIMARY RETREAT WITH BALCONY | BONUS ROOM + 3 BEDROOMS | OPEN-CONCEPT MAIN FLOOR | LEGAL 1-BEDROOM BASEMENT SUITE | FIRE-RATED & SOUND-SEPARATED CONSTRUCTION | Brand new and currently under construction, this end-unit inner-city townhome delivers a thoughtfully designed layout paired with a fully self-contained legal basement suite, offering exceptional flexibility for homeowners, investors or multi-generational living. Quality construction, modern design and a highly functional floorplan combine to create a private and low-maintenance urban residence in one of Calgary's most desirable neighbourhoods. The open-concept main floor is designed as a great-room style living space, seamlessly connecting the kitchen, dining and living areas to support everyday living and entertaining with ease. Designed for everyday usability, the kitchen features modern appliances and generous prep and storage space, while the end-unit position enhances privacy and natural light. The second level features 2 well-proportioned bedrooms, a full 4-piece bathroom, convenient upper-level laundry and a dedicated bonus room ideal for a home office, media space or additional living area. A true owner's oasis, the entire third level is reserved as a private primary retreat, complete with a large walk-in closet, a luxurious ensuite and a private balcony that creates separation from the rest of the home. The fully developed legal basement suite includes a private entrance, dedicated kitchen, living area, bedroom, full bathroom and in-suite laundry, providing excellent rental potential and true separation between living spaces. Built to current code with fire-rated and

sound-separated assemblies and efficient mechanical systems, this property offers peace of mind and long-term durability. Ideally located in the heart of Sunnyside, just steps from boutique shops, acclaimed restaurants, independent cafes, the LRT station, the Bow River pathway system and downtown, this home combines beautiful brand-new construction and a vibrant inner-city lifestyle.