



GRASSROOTS
REALTY GROUP

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203, 625 2 Avenue NW
Calgary, Alberta

MLS # A2277173



\$945,000

| | | | |
|-----------|------------------------|--------|------------------|
| 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 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|-------------|--|------------|----------|
| 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, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

BRAND NEW 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 | Set within one of Calgary's most sought-after inner-city neighbourhoods, this brand new end-unit townhome offers a well-considered layout, strong privacy and the added flexibility of a fully legal basement suite. Currently under construction, the home benefits from a south-facing front exposure and an end-unit position that enhances natural light while limiting shared walls. The main floor is designed around an open concept living environment where the kitchen, dining and living areas come together to create a comfortable and functional everyday space. Designed for everyday usability, the kitchen features modern appliances and generous prep and storage space, creating a practical hub for daily living and entertaining. The second level introduces 2 bedrooms, a full 4-piece bathroom, convenient upper-level laundry and a separate bonus room that adapts easily to work-from-home needs, media use or additional lounge space. Occupying the entire third level, the primary retreat is intentionally set apart and includes a walk-in closet, a lavish ensuite and a private balcony that adds both separation and lifestyle appeal. Below, the fully developed legal basement suite includes its own entrance, kitchen, living area, bedroom, full bathroom and in-suite laundry, providing excellent income potential or extended family accommodation. Built to current code with fire-rated and sound-separated assemblies and efficient mechanical systems, this home offers long-term durability and peace of mind.

With immediate access to boutique shops, independent cafes, popular restaurants, the LRT station, the Bow River pathway system and downtown, the location reinforces consistent demand and an exceptional inner-city lifestyle.