



**302, 931 2 Avenue NW
Calgary, Alberta**

MLS # A2280349



\$288,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	713 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

A rare opportunity to own as first time homebuyer, downsizer, or investor in an exceptional and unbeatable location, a 2 bed/1 bath with 731sqft of developed space offered in the heart of Sunnyside! A large living space with fire-place and built-in shelving, leading to a large North facing balcony. Featuring a functional kitchen with Granite Counter tops, stainless steel appliances, and an adjacent island-eat up breakfast bar. 2 spacious rooms and a full 4-piece bathroom completes this floor. This apartment provides in-suite laundry, a separate storage locker for securing any extra belongings or seasonal items, and a covered assigned parking stall - ensuring a convenient place to park your vehicle! Enjoy quick access by foot to Trendy Restaurants/Cafes, Groceries, and Downtown Calgary, Public transit, Famous Protected Parks, and the River pathways. More than just the property itself, this condo captures a lifestyle of Kensington culture and charm. ~~ Very pet friendly with board approval ~~