



**GRASSROOTS**  
REALTY GROUP

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302, 823 1 Avenue NW  
Calgary, Alberta

MLS # A2284481



**\$299,500**

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	757 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Soaking Tub		

Inclusions: Washer (As is)

Welcome to this beautifully updated 2-bedroom condo located in the highly sought-after community of Sunnyside, where urban convenience meets neighbourhood charm. Situated in the heart of the city, you're just steps from everything Calgary has to offer—C-Train access, shopping, restaurants, schools, parks, playgrounds, and the entire downtown core are all within walking distance. This bright and inviting 2-bedroom, 1-bath home has been extensively renovated throughout. The kitchen features warm maple cabinetry, granite countertops, and a stylish glass tile backsplash, flowing seamlessly into the dining area accented by a striking feature wall. From there, the space opens into a spacious, bright living room with access to a private balcony overlooking the park across the street—an ideal and rare inner-city retreat to relax and unwind. The generously sized primary bedroom includes custom built-in closet storage, while the second bedroom also offers ample space and its own built-in closet. The fully renovated 4-piece bathroom showcases bright white tile, a deep soaker tub, and dual shower heads. A large linen closet is conveniently located in the hallway, and the unit also offers a dedicated in-suite storage room with laundry. Additional amenities include a coin-operated laundry room with utility sink on the lower level and secure bike storage. A convenient parking stall with plug-in is included, along with permit street parking and ample visitor parking. Excellent transit access connects you seamlessly to downtown, SAIT, the University of Calgary, and Foothills Medical Centre via nearby LRT and bus routes. Don't miss this incredible opportunity to own a stylish, move-in-ready condo in one of Calgary's most vibrant inner-city communities.

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