



204, 931 2 Avenue NW
Calgary, Alberta

MLS # A2299297



\$229,800

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	573 sq.ft.	Age:	1976 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 443
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Couch, Tv, bedroom set, dining could all be included in the sale for turn key AIRBNB

HOME SWEET HOME! Welcome to Your AIRBNB SHORT TERM RENTAL FRIENDLY CONDO in the heart of Sunnyside in sought-after and historic Kensington steps from the river and all the desirable amenities and hot spots in the area. This is a RARE OPPORTUNITY for all savvy investors and condo buyers! This turn-key, updated condo offers one bedroom, one bathroom, 573+ modern SQFT Of living space and the amazing convenience of a parking stall, in-suite laundry and a PET FRIENDLY COMPLEX (with board approval). Heading inside you will instantly fall in love with the stylish, open concept layout loaded with trendy décor and gleaming luxury vinyl plank flooring. Highlight features include a spacious foyer, sun-drenched living room with access to the sunny south facing balcony, perfect for basking in your views and enjoying a morning coffee, dining area/breakfast nook, fantastic 4 piece bathroom with stylish title, primary bedroom that could easily accommodate a king-sized bed and in-suite laundry with ample storage space. Also included with this condo is a convenient covered parking stall and assigned storage locker. This stunning condo epitomizes the perfect blend of style, comfort, and convenience. UNBEATABLE LOCATION steps from the Bow River and pathway system, the Peace Bridge, boutique shopping, pubs, coffee shops, bistros, LRT station, Downtown and all major amenities. This building does allow AIRBNB with board approval. Most of the furniture (Couch, Tv, bedroom set, dining table) could be included in the sale for a turn key AIRBNB except for select pieces. Book your private tour of this GEM today!