



**205, 618 2 Avenue NW**  
**Calgary, Alberta**

**MLS # A2152785**



**\$385,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	922 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

Fully UPDATED 2 Bedroom condo in the heart of Sunnyside! This large MOVE IN READY unit has just been renovated throughout &ndash; new LVP floors, fresh paint, new doors & trim, refaced cabinets, stone countertops, and brand-new stainless-steel appliances. Spacious and open, the kitchen is large and bright with the addition of numerous pot lights, white quartz countertop/backsplash, new sink, faucet, stainless steel appliances, and a large breakfast bar that opens to the rest of the unit. Living room features wood burning fireplace and large patio doors. There is a huge balcony that faces out to New Edinborough Park. Separate dining area as well as 2 good sized bedrooms with large closets. The 4 piece bath has been updated with new plumbing fixtures, quartz countertops, sink, vanity, toilet and tub surround tile. This is an ideal Sunnyside location on a tree lined street, blocks away to the river and bike path system and Peace Bridge, steps away from public transit, a variety of shops, restaurants and night life.