

**202, 730 2 Avenue NW**  
**Calgary, Alberta**

**MLS # A2213881**



**\$324,900**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	792 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 429
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** None

Discover this fantastic condo in the heart of urban Sunnyside, just minutes from everything Calgary has to offer. This well-designed home features an open-concept kitchen with a pantry, seamlessly connecting to the bright living and dining area. Large patio doors open to a private balcony, filling the space with natural light. Offering two comfortable bedrooms, a full 4-piece bathroom, and convenient in-suite laundry, this condo has everything you need for easy city living. Just blocks from the Bow River, trendy local cafés, restaurants, and transit, you'll love the walkable lifestyle this location provides.