

303, 730 2 Avenue NW
Calgary, Alberta

MLS # A2204682



\$310,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	847 sq.ft.	Age:	1975 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water
Floors:	Carpet, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Wood Frame, Wood Siding
Foundation:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 527
LLD:	-
Zoning:	M-CG
Utilities:	-

Inclusions: N/A

Character and Charm located in the heart of Sunnyside! This gem of a property sits on a lovely, quiet street and yet just a few minutes walk to the heart of Kensington. The unique 2-Story LOFT STYLE UNIT will stand out from most other condo's you will see. As you enter, the bright and recently renovated kitchen will catch your eye, inviting you to enter and make yourself at home! The space flows naturally past the kitchen into your large dining room to living room to quiet deck. Two features stand out ... the wood burning fireplace and the spiral staircase up to your large open balcony, bedroom and 4 piece bath. Laundry & storage closet are on the main floor. In 2019 the unit underwent a major renovation including: vinyl plank flooring on main level, carpet upstairs, new kitchen counter tops, backsplash and sink with newly painted cabinets, new bathroom tile, countertop & vanity, new light fixtures throughout, and a complete paint job! New windows installed in the upper level in 2020. Assigned parking just out back. Super unique, super cute, super cozy and yet super spacious! Book your private viewing today.