



THE
A-TEAM

**RE/MAX
FIRST**

730 2 Avenue #302, Calgary T2N 0E3

MLS® #: **A2126620**

Area: **Sunnyside**

Listing Date: **04/26/24**

List Price: **\$379,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1975**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **855**
Low Sqft:
Ttl Sqft: **855**

DOM

23

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range,Refrigerator,Washer,Window Coverings**
Int Feat: **Beamed Ceilings,Breakfast Bar,High Ceilings,Open Floorplan,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`7" x 11`2"	Dining Room	Main	9`7" x 15`0"
Living Room	Main	10`5" x 15`0"	Laundry	Main	5`1" x 5`1"
Bedroom - Primary	Second	12`7" x 15`1"	Bedroom	Second	10`2" x 13`7"
4pc Bathroom	Second	9`0" x 4`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$491

Fee Simple

M-CG d72

Fee Freq:

Monthly

Legal Desc:

7710287

Remarks

Pub Rmks:

LOCATION LOCATION!! Large loft style, top floor 2 bedroom unit. Located in the prestigious community of Sunnyside, just steps from the Bow River, river walking and bike paths, Downtown, Kensington, trendy shops, restaurants, transportation, schools and all amenities. These unique units rarely come available in this area. Upon entering you will enjoy the open floor plan, vaulted ceilings, vinyl plank floors, brick facing wood burning fireplace, spiral staircase, spacious kitchen with stainless steel appliances and patio doors off the living room going to your private deck with great downtown views. The upper level has 2 good size bedrooms, full bathroom and separate 2nd entry. Great building with low condo fees, assigned parking stall, insuite laundry equipped with washer and dryer, lots of storage space and so much more. This is a must see, book your showing today. Visit the 3D TOUR LINK

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Mountain View)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







