

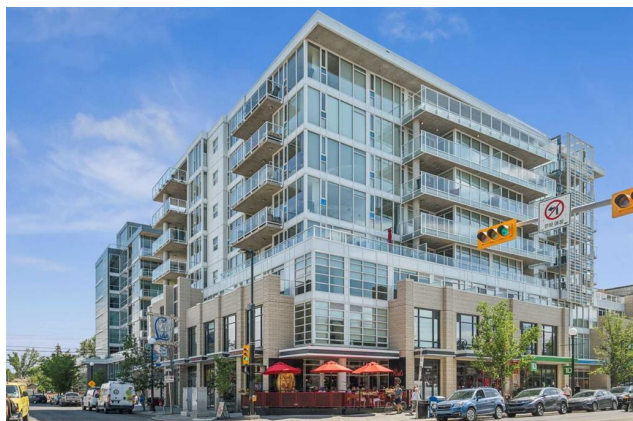


THE A-TEAM

RE/MAX FIRST

1087 2 Avenue #707, Calgary T2N 5B2

MLS®#: A2150227 Area: Sunnyside Listing Date: 07/24/24 List Price: \$549,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Apartment
Sub Type: Apartment
City/Town: Calgary
Year Built: 2016
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 911
Low Sqft:
Ttl Sqft: 911

DOM
54
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: High-Rise (5+)

Access:
Lot Feat:
Park Feat: Titled, Underground

Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard, Natural Gas
Sewer:
Ext Feat: Balcony

Construction: Brick, Concrete, Wood Frame
Flooring: Laminate, Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom, 3pc Ensuite bath, Laundry, Kitchen, Bedroom - Primary, 4pc Bathroom, Balcony.

Legal/Tax/Financial

Condo Fee: \$686 Title: Fee Simple Zoning: DC

Fee Freq:  
**Monthly**

Legal Desc: **1611968**

Remarks

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Pub Rmks: **Welcome to The Lido! Located in trendy Sunnyside! If you love natural light and great views, this is the place for you! As soon as you enter, you're hit with a wave of natural light from the floor to ceiling windows! Open concept, seamlessly integrating the kitchen and living room. The gourmet kitchen is a chef's dream! Gorgeous white quartz counters with extended island, gas cooktop and modern range hood. Built-in wall oven plus microwave, dishwasher and refrigerator are all high end stainless steel. 2 bedrooms, including the primary with access to the balcony, floor to ceiling windows and walk through closet to the 3 piece ensuite . A 4 piece bath and laundry/storage complete the unit. Stunning views of downtown, walk to absolutely everything including the LRT. Close to Riley Park and tons of trendy shops too! New flooring just installed! Titled underground parking, separate storage locker, bike storage and don't forget to check out the rooftop patio!**

Inclusions: **none**  
Property Listed By: **RE/MAX First**

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