

**618 2 Avenue #205, Calgary T2N 0E1**

MLS® #: **A2152785** Area: **Sunnyside** Listing **07/25/24** List Price: **\$369,000**  
 Status: **Pending** County: **Calgary** Change: **-\$6k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1977**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Covered,Stall**

Finished Floor Area

Abv Sqft: **922**  
 Low Sqft:  
 Ttl Sqft: **922**

DOM

**53**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Wood Frame,Wood Siding**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`9" x 4`0"	Laundry	Main	7`10" x 5`11"
Living Room	Main	18`8" x 15`4"	Dining Room	Main	13`2" x 8`4"
Kitchen	Main	11`10" x 10`0"	4pc Bathroom	Main	9`6" x 5`0"
Bedroom	Main	10`1" x 11`11"	Bedroom - Primary	Main	13`7" x 10`0"
Balcony	Main	24`4" x 5`1"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$626

Fee Simple

M-CG d72

Fee Freq:

Monthly

Legal Desc: 7810987

Remarks

Pub Rmks: Fully UPDATED 2 Bedroom condo in the heart of Sunnyside! This large MOVE IN READY unit has just been renovated throughout - 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.

Inclusions: n/a  
Property Listed By: Bricks & Mortar...Everything Real Estate

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







