

1087 2 Avenue #802, Calgary T2N 5B2

MLS®#: **A2171537** Area: **Sunnyside** Listing Date: **10/07/24** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **778**
 Low Sqft:
 Ttl Sqft: **778**

DOM

15
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: **None**

Construction: **Brick, Concrete**
 Flooring: **Laminate, Tile**
 Water Source:
 Fnd/Bsmnt:

Kitchen Appl: **Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`11" x 9`11"	Living Room	Main	13`0" x 10`5"
Dining Room	Main	4`0" x 4`0"	Foyer	Main	5`11" x 5`4"
Office	Main	4`6" x 3`0"	Bedroom - Primary	Main	11`4" x 10`10"
4pc Ensuite bath	Main	11`2" x 5`3"	Bedroom	Main	9`2" x 7`0"
Laundry	Main	5`7" x 5`1"			

Legal/Tax/Financial

Condo Fee:
\$609

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1611968**

Remarks

Pub Rmks: **Discover modern living in this charming 2-bedroom, 1-bathroom apartment, built in 2016, nestled in the highly sought-after neighborhoods of Sunnyside and Kensington. This vibrant area is known for its eclectic mix of coffee shops, boutique stores, and delightful restaurants, making it a perfect location for those who enjoy a lively yet comfortable lifestyle. Conveniently situated just a stone's throw from downtown and the Sunnyside Train Station, this apartment offers easy access to the city's core. Nature enthusiasts will appreciate the proximity to the beautiful Riley Park, and endless pathways next to the Bow River perfect for leisurely strolls/rides and outdoor activities. The apartment features an open floor concept that seamlessly integrates the kitchen, dining, and living areas, creating a spacious and inviting atmosphere. The kitchen is equipped with stainless steel appliances, making meal preparation a breeze, while the vinyl flooring adds a touch of contemporary elegance throughout the space. Step outside onto your deck, complete with a natural gas hookup, ideal for barbecues and outdoor relaxation. Enjoy the beautiful rooftop patio, offering breathtaking views of downtown and the Bow River. Whether you're looking to unwind after a long day or entertain friends, this shared outdoor space is the perfect urban oasis. The unit offers 1 underground parking stall, secure bike storage and additional storage. Enjoy the convenience of being within walking or biking distance to everything you need, from grocery stores and cafes to parks and public transit options. Whether you're a young professional, a couple, someone looking to downsize, or an investor seeking a valuable opportunity, this apartment offers the perfect blend of modern amenities and a prime location. Don't miss the opportunity to make this stylish apartment your new home in the heart of Sunnyside and Kensington.**

Inclusions: **None**
Property Listed By: **Real Broker**

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









