



THE
A-TEAM

**RE/MAX
FIRST**

1087 2 Avenue #606, Calgary T2N 5B2

MLS® #: **A2186060** Area: **Sunnyside** Listing Date: **01/23/25** List Price: **\$519,000**
 Status: **Pending** County: **Calgary** Change: **-\$6k, 13-Feb** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **898**
 Low Sqft:
 Ttl Sqft: **898**

DOM
45
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **Rubber** Construction: **Brick,Concrete,Metal Siding**
 Heating: **Baseboard,Hot Water,Natural Gas** Flooring: **Ceramic Tile,Hardwood**
 Sewer:
 Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	10`3" x 4`11"	4pc Bathroom	Main	10`2" x 5`3"
Bedroom	Main	8`11" x 8`10"	Foyer	Main	4`5" x 11`10"
Kitchen	Main	15`2" x 14`2"	Laundry	Main	10`3" x 4`11"
Living Room	Main	14`0" x 13`5"	Bedroom	Main	10`3" x 11`0"

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **1611968**

Remarks

Pub Rmks: **Welcome to this stunning 2-bedroom, 2-bathroom unit in the highly sought-after boutique building, Lido by Battistella. From the moment you step inside, you'll be impressed by the pride of ownership and the fantastic west-facing outdoor space overlooking Kensington. This unit features a bright and functional layout, including a spacious living room, a dining area, and a gourmet kitchen—all enhanced by floor-to-ceiling windows that flood the space with natural light. The high-end kitchen boasts two-toned cabinetry, quartz countertops, a breakfast bar, custom built-ins, and stainless-steel appliances, including a built-in oven, gas cooktop with hood fan, microwave, dishwasher, and fridge. It's the perfect setup for any at-home gourmet chef. The primary bedroom is a serene retreat with a large window, a spacious walk-through closet, and a dreamy 3-piece ensuite bathroom featuring a stand-up shower. An additional bedroom, a 4-piece bathroom, and a large living space with a built-in desk complete the interior. Additional features include in-suite laundry, a natural gas BBQ hookup on the spacious west-facing deck, a titled underground parking stall, a storage locker, fresh paint throughout, and spectacular inner-city views from the building's common rooftop patio. This home seamlessly blends glamour and functionality. Situated in the vibrant inner-city community of Sunnyside, you're steps away from the trendy shops and restaurants of Kensington and 10th Street, Riley Park, schools, parks, grocery stores, the C-Train, Bow River pathways, and downtown. Plus, the building is pet-friendly! This unit is a true gem and shows 10/10.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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









