



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1087 2 Avenue #606, Calgary T2N 5B2**

MLS® #: **A2186060**

Area: **Sunnyside**

Listing Date: **01/23/25**

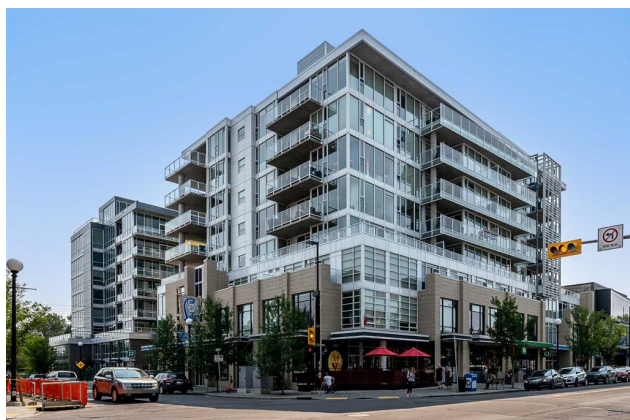
List Price: **\$524,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

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

DOM

**9**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **Rubber**  
Heating: **Baseboard,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Metal Siding**  
Flooring: **Ceramic Tile,Hardwood**  
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
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>10`3" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>10`2" x 5`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 8`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>4`5" x 11`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`2" x 14`2"</b>	<b>Laundry</b>	<b>Main</b>	<b>10`3" x 4`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 13`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 11`0"</b>

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**



