

**626 2 Avenue #403, Calgary T2E 0E8**

MLS® #: **A2199428**      Area: **Bridgeland/Riverside**      Listing Date: **03/05/25**      List Price: **\$260,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$4k, 04-Apr**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **790**  
 Low Sqft:  
 Ttl Sqft: **790**

DOM

**31**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Off Street,Stall**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Aluminum Siding ,Other,Wood Frame**  
 Flooring: **Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Closet Organizers,Laminate Counters,See Remarks,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`0" x 15`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 12`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`0" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>9`10" x 15`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`10" x 15`3"</b>

Legal/Tax/Financial

Condo Fee: **\$508**      Title: **Fee Simple**      Zoning: **M-CG**  
 Fee Freq:

Monthly

Legal Desc: 9812834

Remarks

Pub Rmks: **Situated in the heart of Bridgeland, this top-floor, recently updated two-bedroom, one-bathroom condo offers exceptional value in one of Calgary's most vibrant communities. With a bright and functional layout, this unit provides a welcoming space to call home, whether you're a first-time buyer, investor, or looking to enjoy the convenience of urban living. The open-concept design is complemented by modern updates, creating a fresh and inviting atmosphere. One of the best features of this condo is its affordability, with one of the lowest condo fees in the neighbourhood at just \$508 per month. An assigned parking stall adds to the convenience, while the unbeatable location puts you steps away from some of the city's best restaurants, cafés, parks, and transit. With quick access to downtown and the Bow River pathways, this is an opportunity to experience the best of Bridgeland at an incredible price. Don't miss your chance to see it—schedule your showing today!**

Inclusions: **Black curtains for windows from the owner**  
Property Listed By: **eXp Realty**

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









403-626 2 Ave NE, Calgary, AB

Main Floor Interior Area 790.34 sq ft



PREPARED: 2024/03/04



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.