



## Calgary Alberta

\$330,000

Discover this second-floor 2-bedroom unit located in a cul de sac in the sought-after location in Sunnyside. The kitchen has a breakfast bar with ample seating, stainless steel appliances, and lots of cabinets. This unit has a large office/storage space; ideal if you are working from home. Home features hardwood floors with electric fireplace in the living room. The layout includes in-suite laundry (washer and dryer) and more storage space. The oversized balcony overlooking the serene, tree-lined street is great for entertaining and morning coffees. The bedrooms are situated down the hallway for added privacy, accompanied by a 4-piece bathroom. The unit comes with an assigned parking stall and additional street permit parking, plus bike storage for cycling enthusiasts. Located just half a block from Sunnyside LRT station for easy travel to SAIT, ACAD, UofC. Easy walking access to downtown via the Peace Bridge, Princes Island Park and Kensington and Memorial Drive. Superb layout and location. (id:6769)

Living room 11.2 m X 12 m

Kitchen 7'11 x 10'4

Primary Bedroom 12.1 m X 10.11 m

Bedroom 2 9.5 m X 8.7 m

Laundry room 3.9 m X 5 m

Other 7.5 m X 4.11 m

Other 4.11 m X 3.5 m

Other 4.4 m X 19.1 m

Listing Presented By:



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Coldwell Banker Mountain Central

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