



## 730 2 Avenue Calgary Alberta

\$299,000

This unique 849.4 sq ft condo is a standout opportunity in one of Calgary's most sought-after inner-city communities. Featuring a charming spiral staircase leading to a spacious loft-style primary bedroom, the layout is both functional and full of character. The main level offers an open-concept living and dining area, a well-equipped kitchen, in-suite laundry, and a private balcony -- ideal for enjoying your morning coffee or evening unwind. Whether you're a first-time buyer or looking for a solid investment property, this home checks all the boxes with its unbeatable location, walkability, and timeless design. (id:6769)

Laundry room 5.00 Ft x 5.08 Ft

Other 7.33 Ft x 7.33 Ft

Kitchen 8.50 Ft x 11.25 Ft

Dining room 9.33 Ft x 8.58 Ft

Living room 11.50 Ft x 15.33 Ft

Other 3.67 Ft x 15.83 Ft

4pc Bathroom 8.58 Ft x 5.00 Ft

Bedroom 10.08 Ft x 11.75 Ft

Primary Bedroom 12.00 Ft x 15.17 Ft

Other 8.17 Ft x 3.25 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca