



931 2 Avenue Calgary Alberta

\$279,800

Short Term Rentals permitted with appropriate city licenses in sought after Sunnyside! Lovely updated 2-bedroom end unit in a concrete building. Stone counters, wood cabinets, cozy fireplace and large balcony with peaceful treed street front views. In suite laundry with storage PLUS a separate storage locker and covered off street parking. This quiet home has been owner occupied for 19 years and is in great condition. Amazing walkable location just 2 blocks to all your favorite Kensington shops and restaurants, 1 block to the Peace Bridge into downtown, 1 block to Bow River pathways, 2 blocks to Sunnyside LRT station, 8 blocks to SAIT, and tons of green space nearby. Pet friendly building. Condo fees include covered parking, heat, water & sewer. A great opportunity in an unbeatable location! This immaculate home is vacant and ready for you to move right in, or use a \$1,000 cash decorating allowance to choose your own paint colours for a quick refresh. Click on 3D for interactive 3D floorplans. (id:6769)

Living room 11.83 Ft x 8.83 Ft

Dining room 11.83 Ft x 6.83 Ft

Kitchen 13.33 Ft x 7.33 Ft

Primary Bedroom 15.08 Ft x 9.83 Ft

Bedroom 12.25 Ft x 8.08 Ft

Laundry room 6.00 Ft x 4.00 Ft

4pc Bathroom 7.17 Ft x 6.42 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<http://stevhowes.remax.ca>



Real Estate Professionals Inc.

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

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