

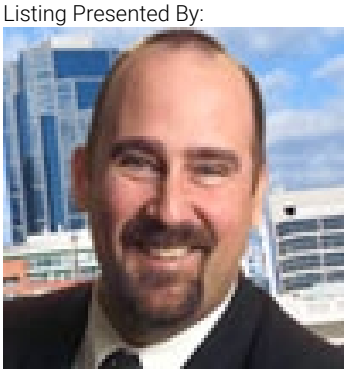
722 2 Avenue Calgary Alberta

$660,000

Welcome to this two-storey character home in the heart of Sunnyside! Offering 1,800 sq. ft. above grade, this charming home blends timeless character and generous living spaces with plenty of room for a growing family. You'll immediately appreciate the 9 foot ceilings, original wood floors, classic crown mouldings, and large windows that allow natural light to flow throughout. The spacious dining room is a standout, featuring an original fireplace that adds so much character. The compact kitchen has newer cabinets and counter tops. This property has interesting spaces that can be customized to suit your needs. A substantial rear addition provides a versatile flex space, ideal for a home office, playroom or even a fourth bedroom . A large mud room /storage area, main floor laundry and 4 piece bathroom complete this level. Upstairs, you'll find three generously sized bedrooms and a 3 piece bathroom. A bathroom renovation was just completed with new flooring, new copper piping, vanity and toilet. The original claw foot tub adds charm. The primary bedroom features vaulted ceilings, a huge loft space and access to a sunny south-facing balcony. The full-height basement offers excellent storage and awaits your personal vision, with plenty of potential for future development. Recent updates include new shingles on the addition, and new upper floor bathroom and new piping. The backyard has a new fence and raised garden beds. A garage could easily be added to this flat lot. The front porch and huge deck are lovely spots to relax and enjoy the view and bask in the South light. Situated on a beautiful, tree-lined street in one of Calgary's most sought-after inner-city communities, enjoy gorgeous downtown views from the main and upper floors and an unbeatable walkable lifestyle with easy access to downtown, shops and restaurants in Kensington, Sunnyside Elementary...

Office 3.42 Ft x 3.00 Ft
Other 17.00 Ft x 6.25 Ft
Primary Bedroom 12.33 Ft x 11.50 Ft
Bedroom 7.08 Ft x 10.75 Ft
Bedroom 11.00 Ft x 10.33 Ft
3pc Bathroom Measurements not available
Other 17.00 Ft x 10.00 Ft
Foyer 11.58 Ft x 5.67 Ft
Living room 13.17 Ft x 10.83 Ft
Dining room 13.58 Ft x 11.75 Ft
Laundry room 10.00 Ft x 6.58 Ft
Other 20.33 Ft x 8.50 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Loft 24.00 Ft x 11.50 Ft

Furnace 6.17 Ft x 5.50 Ft

Other 17.25 Ft x 8.25 Ft

4pc Bathroom 8.17 Ft x 7.33 Ft