



## 931 2 Avenue Calgary Alberta

\$299,000

A rare opportunity to own as first time homebuyer, downsizer, or investor in an exceptional and unbeatable location, a 2 bed/1 bath with 731sqft of developed space offered in the heart of Sunnyside! A large living space with fire-place and built-in shelving, leading to a large North facing balcony. Featuring a functional kitchen with Granite Counter-tops, stainless steel appliances, and an adjacent island-eat up breakfast bar. 2 spacious rooms and a full 4-piece bathroom completes this floor. This apartment provides in-suite laundry, a separate storage locker for securing any extra belongings or seasonal items, and a covered assigned parking stall - ensuring a convenient place to park your vehicle! Enjoy quick access by foot to Trendy Restaurants/Cafes, Groceries, and Downtown Calgary, Public transit, Famous Protected Parks, and the River pathways. More than just the property itself, this condo captures a lifestyle of Kensington culture and charm. ~~ Very pet friendly with board approval ~~ (id:6769)

Living room 12.75 Ft x 11.92 Ft

Kitchen 13.42 Ft x 7.08 Ft

Dining room 4.92 Ft x 3.67 Ft

Primary Bedroom 12.75 Ft x 9.92 Ft

Bedroom 12.25 Ft x 8.08 Ft

4pc Bathroom 7.25 Ft x 4.92 Ft

Laundry room 5.42 Ft x 4.25 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<http://www.liangcommercial.ca/>

**RE/MAX Realty Professionals**

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