

# \$288,800 - 301, 931 2 Avenue Nw, Calgary

MLS® #A2239396

**\$288,800**

2 Bedroom, 1.00 Bathroom, 707 sqft

Residential on 0.00 Acres

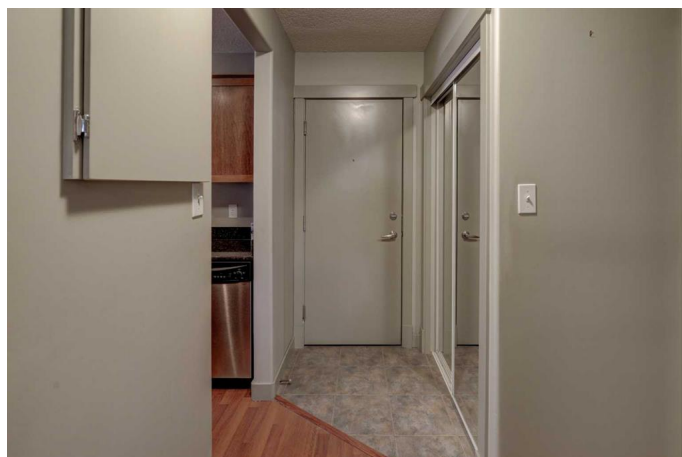
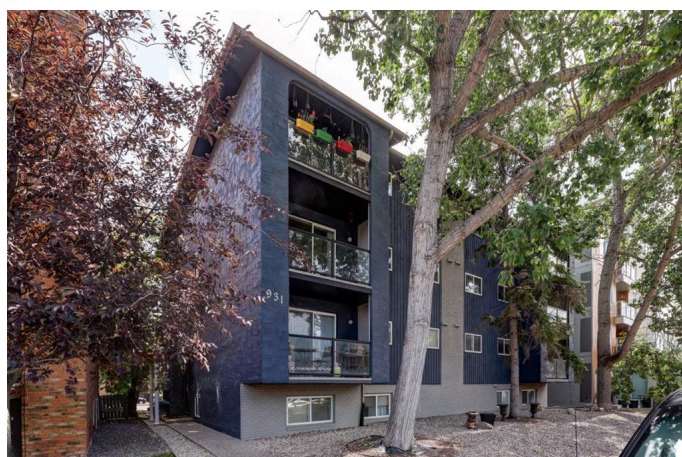
Sunnyside, Calgary, Alberta

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.

Built in 1976

## Essential Information

MLS® #	A2239396
Price	\$288,800
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	707
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	301, 931 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0E7

### Amenities

Amenities	Parking, Storage
Parking Spaces	1
Parking	Covered, Off Street, Carport

### Interior

Interior Features	Built-in Features, Stone Counters, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Concrete, Stucco

### Additional Information

Date Listed	July 12th, 2025
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Days on Market	1
Zoning	M-CG d72

## **Listing Details**

Listing Office	RE/MAX House of Real Estate
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