



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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302, 931 2 Avenue NW
Calgary, Alberta

MLS # A2210049



\$299,000

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG
Foundation:	-	Utilities:	-
Features:	See Remarks		
Inclusions:	n/a		

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 ~~