

301, 730 2 Avenue NW  
Calgary, Alberta

MLS # A2229426



# \$294,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	849 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: -

Basement: -

Exterior: Wood Frame, Wood Siding

Foundation: -

Features: Ceiling Fan(s), High Ceilings

Water: -

Sewer: -

Condo Fee: \$ 527

LLD: -

Zoning: M-CG d72

Utilities: -

Inclusions: None

This unique 849.4 sq ft condo is a standout opportunity in one of Calgary's most sought-after inner-city communities. Featuring a charming spiral staircase leading to a spacious loft-style primary bedroom, the layout is both functional and full of character. The main level offers an open-concept living and dining area, a well-equipped kitchen, in-suite laundry, and a private balcony — ideal for enjoying your morning coffee or evening unwind. Whether you're a first-time buyer or looking for a solid investment property, this home checks all the boxes with its unbeatable location, walkability, and timeless design.