

**301, 927 2 Avenue NW
Calgary, Alberta****MLS # A2240536****\$299,000**

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	755 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 547
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: N/A

Here's your rare chance to own a bright and stylish corner unit in the heart of Sunnyside, one of Calgary's most iconic inner-city neighborhoods. Designed for those who crave connection, convenience, and an active lifestyle, this 2-bedroom condo offers a smart open layout that's equally appealing for first-time buyers, young professionals, or savvy investors seeking rental income. Sunlight pours into this end unit through oversized sliding doors, leading to a private 11' balcony perfect for morning coffee, evening BBQs, or simply enjoying the fresh air. Inside, the kitchen offers granite counters, ample workspace, and generous cabinetry for all your culinary needs. The dining area flows easily into a spacious living room, where a cozy electric fireplace creates the perfect ambiance for relaxing or entertaining. Both bedrooms feature large windows that invite in natural light, and the primary bedroom provides plenty of space to unwind. In-suite laundry and additional storage space complete the floor plan, adding everyday convenience and functionality. An assigned parking stall is just steps from your back entry with back lane access. This quiet building is professionally managed and is home to respectful neighbors, offering a sense of community and peace of mind. Beyond your doorstep, everything you need is just moments away: you're three blocks from the river and mere steps from Prince's Island Park, giving you instant access to the city's best pathways for biking, jogging, or scenic strolls. Enjoy Sunnyside's eclectic mix of trendy cafés, local boutiques, and charming eateries, with Safeway and the C-Train station only one block away. Whether you're commuting to downtown, SAIT, U of C, or Foothills Hospital, you'll get there in under 10 minutes. With a prime location, smart layout, and vibrant community all at your

fingertips, this is a unique opportunity to secure your place in one of Calgary's most desirable neighbourhoods. Don't miss out on owning this inner-city home in the vibrant Sunnyside community, where your next chapter of memories, connection, and lifestyle begins!