

**105, 934 2 Avenue NW  
Calgary, Alberta**

**MLS # A2275156**



**\$261,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	801 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 604
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Charming and spacious ground-floor corner condo offering around 800 sq ft of comfortable, low-maintenance living in a highly walkable location. This beautifully updated 2-bedroom, 1 full 4-piece bath unit features gleaming hardwood floors and fresh paint throughout, creating a warm, move-in-ready space in Kensington! You'll love the open-concept layout that seamlessly connects the renovated kitchen to the living room. The kitchen boasts granite countertops, newer cabinets, and modern finishes, making it perfect for cooking and entertaining. The bright living room includes an elegant electric fireplace and opens onto a large, private south facing balcony &ndash; ideal for relaxing or enjoying your morning coffee. The totally renovated bathroom offers contemporary fixtures and a clean, stylish design. Additional updates include newer windows and interior doors, as well as a convenient new stacked washer and dryer in-suite. There is a handicap accessible ramp in front of the building . An assigned surface parking stall is included for your convenience. Located just a short walk to shops (Safeway), bus stops, Sunnyside LRT station, next door to Acme Pizza and nearby parks, this condo combines comfort, style, and an unbeatable inner-city lifestyle. Aggudo Coffee, Flippin Burgers, Kim's Katsu, Regal Cat Cafe, Bombay Tiger, Red's Diner.. just to name a few eateries minutes from your home. Perfect for first-time buyers, downsizers, or investors!