

\$499,000 - 2, 834 2 Avenue Nw, Calgary

MLS® #A2091961

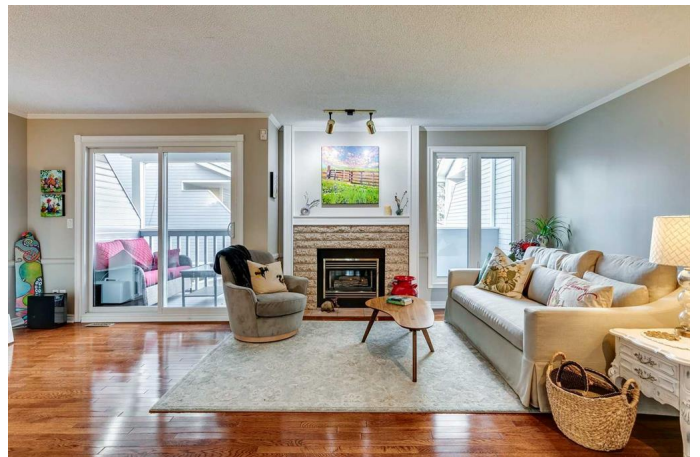
\$499,000

2 Bedroom, 3.00 Bathroom, 1,295 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

You will absolutely FALL IN LOVE with this 1295 sq ft two-story townhouse ACROSS FROM A PARK and features a SPECTACULAR CITY VIEW! If you have ever wanted to live in a WALKABLE neighbourhood, this is your chance to call the community of SUNNYSIDE home. On warm days sit and enjoy the view on your charming front porch. You'll be impressed with the main floor boasting a vaulted entry, HARDWOOD floors throughout and tons of NATURAL LIGHT. Unwind in the large living area (21'x17') with a GAS FIREPLACE and sliding doors leading out to your back deck. There is so much room you could use the extra space for a dining table, home office space, media area—whatever you need! The kitchen features STAINLESS STEEL appliances, tons of cupboard space and a sunny DINING NOOK with a BAY WINDOW looking out at the park and downtown core. Convenient 2-piece powder room. Upstairs relax in your large primary bedroom with wood FIREPLACE, 5-piece ensuite and lots of closet space. Additional bedroom is perfect for guests, family or office space. 4 piece bathroom and upper laundry. Walk down to the lower level to access your DOUBLE ATTACHED GARAGE. Bonus - new hot water tank 2023 and new roof 2022. PET FRIENDLY. Self managed with only 8 units means LOW CONDO FEES!! Fabulous location, 5 min walk to the BOW RIVER PATHWAY and PEACE BRIDGE to easily get



downtown, 4 min walk to SUNNYSIDE LRT, 6 min walk to SAFEWAY and all the restaurants and boutique shops in Kensington. Don't miss out! WATCH 3D TOUR.

Built in 1980

Essential Information

MLS® #	A2091961
Price	\$499,000
Sold Price	\$519,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,295
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2, 834 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0E5

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	None
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2023
Date Sold	November 17th, 2023
Days on Market	7
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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