

# \$419,000 - 2, 52 6 Street Ne, Calgary

MLS® #A2120021

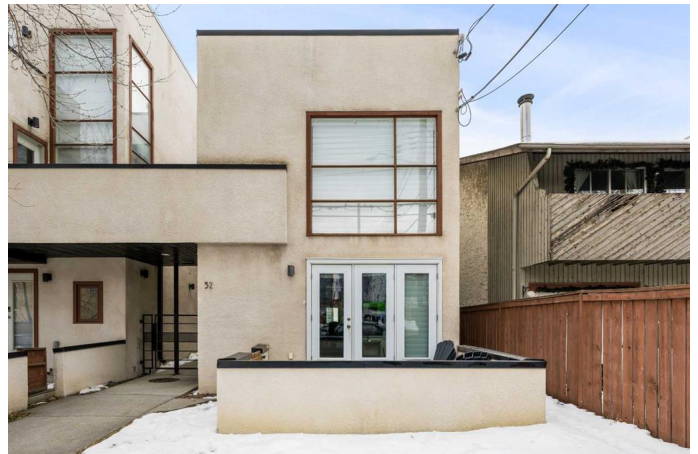
**\$419,000**

1 Bedroom, 2.00 Bathroom, 806 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to the Avalon; a 5-unit gated community in the sought-after neighborhood of Bridgeland. With over 1080 sq. ft. of living space, this 3-level unit offers spectacularly high ceilings, plenty of natural sunlight and a beautiful cozy loft for nighttime relaxation. Upon entering the unit and heading right, you will find a gas range at the entrance to the kitchen, black granite countertops and stainless-steel appliances throughout. The tiled kitchen is adjoined to the living room, offering you a spacious entertaining area, ample natural light from both the main-level and high ceiling, along with a doorway to your private patio. Heading upstairs from the living room and into the loft-style bedroom, you will find a 4-pc bathroom, natural gas fireplace and a generous walk-in closet. The basement completes this property with a laundry room, 2-pc bathroom and a bonus room that has previously been occupied as a second bedroom. Other features of this property include an additional 150 sq. ft. of undeveloped storage space, a humidifier and assigned parking at the rear of the building. This spectacularly located unit is within walking distance of many of Bridgeland's finest offers; the award winning Flyover park, an off-leash area situated at the rear of the complex and the fabulous collection of Bridgeland restaurants, cafes and local vendors including a two-block walk to Luke's Drug Mart. Downtown is only a stones-throw away along with Calgary Transit,



the Zoo and bike paths connecting you to the rest of the city. If you are looking for an investment property, then this unit has everything to offer potential tenants along with a reliable return for the new owner. Donâ€™t miss out on owning this spectacular property in the tight knit, community-driven environment of the Avalon.

Built in 2000

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2120021      |
| Price          | \$419,000     |
| Sold Price     | \$449,000     |
| Bedrooms       | 1             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 806           |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2, 52 6 Street Ne    |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 3X9              |

**Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | Parking, Snow Removal, Storage |
| Parking Spaces | 1                              |
| Parking        | Stall                          |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)             |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Fireplace(s), Forced Air                                                           |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas                                                                                |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | None                                                               |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape |
| Roof              | Tar/Gravel                                                         |
| Construction      | Stucco, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 5th, 2024  |
| Date Sold      | April 16th, 2024 |
| Days on Market | 11               |
| Zoning         | M-C1             |
| HOA Fees       | 0.00             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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