# \$495,000 - 1, 715 2 Avenue Nw, Calgary

MLS® #A2126857

# \$495,000

3 Bedroom, 2.00 Bathroom, 1,349 sqft Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to this gorgeous CORNER
3-bedroom townhouse in the desirable
community of Sunnyside! This end unit boasts
a bright and open-concept plan with stunning
wood floors, vaulted ceilings on the second
floor, and an abundance of windows that
provide ample natural light.

The inviting living room features a wood-burning fireplace, creating a cozy atmosphere for relaxation. Divided by a central staircase with a skylight, the half bathroom and dining area blend seamlessly into the kitchen. The kitchen is equipped with stainless steel appliances, ample cabinet and counter space, and offers access to a second south-facing back deck areaâ€"perfect for enjoying sunny days.

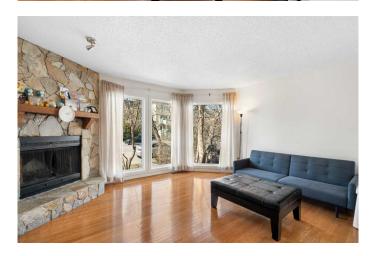
Upstairs, the primary bedroom features 13' vaulted ceilings and dual closets for ample storage. Two more bedrooms and a full bathroom complete the upper level, offering comfortable and private spaces for family and guests.

The unfinished basement awaits your personal touch, providing a blank canvas for additional living space or storage. This charming townhome is located just blocks from downtown, the LRT station, and all the boutique shops and restaurants Sunnyside has to offer.

Don't miss your chance to make this beautiful







#### Built in 1980

#### **Essential Information**

MLS® # A2126857
Price \$495,000
Sold Price \$495,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,349 Acres 0.00 Year Built 1980

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Sold

# **Community Information**

Address 1, 715 2 Avenue Nw

Subdivision Sunnyside
City Calgary
County Calgary
Province Alberta
Postal Code T2N0E4

#### **Amenities**

Amenities None
Parking Spaces 1
Parking Stall

#### Interior

Interior Features Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Skylight(s), Vaulted Ceiling(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Balcony, Courtyard, Private Entrance

Lot Description City Lot

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 28th, 2024

Date Sold May 21st, 2024

Days on Market 23

Zoning M-CG d72

HOA Fees 0.00

# **Listing Details**

Listing Office Greater Property Group

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