

\$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 area—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



townhouse your new home!

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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