

\$260,000 - 406, 626 2 Avenue Ne, Calgary

MLS® #A2135031

\$260,000

2 Bedroom, 1.00 Bathroom, 804 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to this beautiful top-floor (4th) 2-bedroom condo, radiating warmth and modern charm! Nestled on a quiet cul-de-sac in the heart of Bridgeland, this home has been meticulously renovated, offering a blend of style and convenience. Step into the bright, newly renovated kitchen, featuring stainless steel Whirlpool appliances, including a fridge, stove, dishwasher, and a sleek hood fan. The refinished kitchen cabinets and modern faucet add a touch of elegance to this culinary space. The fully renovated bathroom and laundry room boast new plumbing fixtures, a stylish vanity with a stone counter and a beautifully refinished tub. Enjoy the convenience of in-suite laundry with an upgraded stacked washer and dryer. The two generously sized, side-by-side bedrooms are bathed in natural light and offer ample closet space. The open living area is perfect for entertaining, featuring a dining room with a ceiling fan and an east-facing balcony, ideal for summer BBQs. Low maintenance upgraded laminate flooring can be found through out the entire unit. Additional features include a private storage locker and an assigned outdoor parking stall, visible from your balcony. The building, which underwent a comprehensive renovation in 2018, including new siding, balcony, windows, patio doors, and exterior lighting, is professionally managed, clean, and secure. Enjoy the vibrant lifestyle Bridgeland has to offer, just steps away from downtown, trendy shops, cafes, restaurants, parks, and



schools. This location is perfect for those who love an active urban lifestyle. Don't miss the opportunity to make this exquisite home yours!

Built in 1977

Essential Information

MLS® #	A2135031
Price	\$260,000
Sold Price	\$270,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	804
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	406, 626 2 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0E8

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None

of Stories 4

Exterior

Exterior Features Balcony, Storage
Roof Asphalt Shingle
Construction Aluminum Siding, Brick, Wood Frame

Additional Information

Date Listed May 31st, 2024
Date Sold June 14th, 2024
Days on Market 14
Zoning M-CG d111
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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