

\$450,000 - 301, 801 2 Avenue Sw, Calgary

MLS® #A2158178

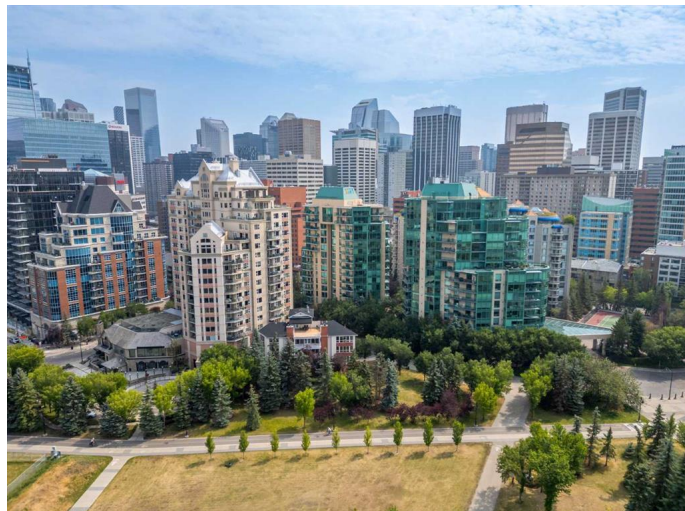
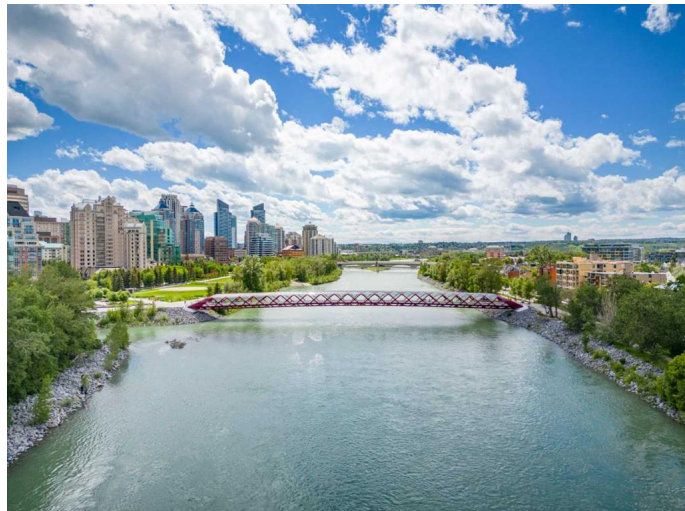
\$450,000

2 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

THIS COULD BE THE ONE YOU'VE BEEN WAITING FOR! This stunning apartment is located at the end of a cul-de-sac, a few short steps from the Bow River pathways, Princes Island Park and the iconic Peace Bridge. Offering just over 1000 sq.ft. of living space, this 2-bedroom, 2-bathroom home is sure to impress. You'll love the floor to ceiling windows in this NE corner unit, with private balcony surrounded by large mature trees for privacy. The dining area is simply stunning, you'll enjoy entertaining friends and family in this unique space. The Kitchen is great with built in appliances, newer fridge, white cabinetry, granite counters and breakfast bar. Kick back and enjoy some TV in your bright living room or grab a book and enjoy the gas fireplace in your sitting area. The primary bedroom is very spacious and includes another sitting area, built in cabinetry walk-through closet and 4pc ensuite with JETTED TUB. The 2nd bedroom is perfect for guests, roommates or an office and is located directly across from your main bath with STEAM SHOWER, WOW. The balcony offers a gas BBQ hook up and a space to enjoy during all seasons. You really must stand on this balcony to really appreciate the peacefulness of this amazing community full of great neighbours, restaurants, shops and much more. Very well managed, AGE RESTRICTED 30+ building with low condo fees. Pet and rental friendly with board approval. BONUS: Titled underground parking



with large, titled storage room in front of the stall (RARE) and the best part, mere steps to the elevators. Other amenities include a car wash, gym, social room, library, outdoor terrace and mail room. VIRTUAL TOUR AVAILABLE!

Built in 1996

Essential Information

MLS® #	A2158178
Price	\$450,000
Sold Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	301, 801 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 4Z9

Amenities

Amenities	Car Wash, Community Gardens, Elevator(s), Fitness Center, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Steam Room, Storage
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	15

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Tar/Gravel
Construction	Brick, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	September 6th, 2024
Days on Market	21
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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