

\$300,000 - 320, 1087 2 Avenue Nw, Calgary

MLS® #A2162994

\$300,000

1 Bedroom, 1.00 Bathroom, 488 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Fantastic 1 BED APARTMENT in the HEART OF KENSINGTON. Offering 487 sq.ft. of living space, a spacious bedroom with closet, and seperate STORAGE LOCKER. This smartly designed unit is bright and airy with wall-to-wall windows, 9ft ceilings and a light colour palette. With VINYL PLANK flooring throughout the hallway, bedroom and open plan living room creating a cohesive living space. The spacious living room is private from the street, looking onto the west facing balcony- a great space to watch the world go by below while you BBQ. The functional kitchen with contemporary cabinet doors, QUARTZ COUNTERS and stainless steel appliances, has plenty of space for modern living. The bedroom has a good sized closet with built-in storage, and clever glass sliding doors close off the bedroom and front closet from the hallway. And finishing off the apartment is the bathroom with good sized vanity with quartz counter, a matching medicine cabinet for extra storage, and oversized shower enclosure. The apartment is also equipped with full size washer and stacked dryer.

This unit also has the convenience of a separate storage locker, perfect for storing sports equipment, luggage, and seasonal items.

The LIDO building has a wonderful south facing roof top patio with outdoor fire place and seating to soak in the Bow River/Downtown views. There is also bike



storage, and visitor parking.

This is such a great location in the best inner-city neighbourhood in Calgary. You are literally steps away from shopping, amenities, restaurants, and entertainment. You can walk to Sunnyside c-train station and the Bow River pathway in just a few minutes. Commuting to downtown by bike/scooter/ or foot is a breeze.

This apartment would suit a variety of buyers, either looking to move-in or as in investment (currently rents for \$1850 per month).

Come and see why this would be a smart move for you.

Built in 2016

Essential Information

MLS® #	A2162994
Price	\$300,000
Sold Price	\$303,675
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	488
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	320, 1087 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 5B2

Amenities

Amenities	Elevator(s), Visitor Parking, Bicycle Storage, Roof Deck, Storage
Parking	None

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air, Fan Coil
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Concrete, Stucco, Aluminum Siding, Glass
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 27th, 2024
Days on Market	23
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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