

\$550,000 - 7, 834 2 Avenue Nw, Calgary

MLS® #A2163703

\$550,000

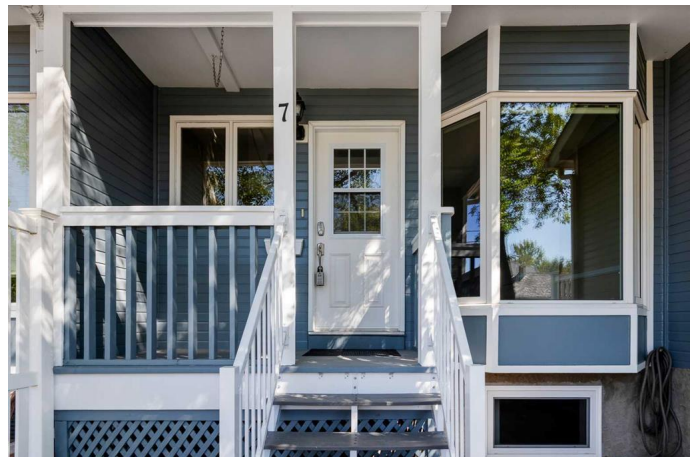
3 Bedroom, 3.00 Bathroom, 1,292 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

The perfect urban retreat in this elegant two-story townhouse located in the highly sought-after Sunnyside neighborhood, just minutes from Downtown and steps away from the trendy shops and restaurants of Kensington. This charming 2+1-bedroom, 2.5 bathroom home spans 1,291 sq. ft. and features a double attached garage, all nestled among trees and across from a serene park. The main floor welcomes you with beautiful hardwood floors, a vaulted entry, and a spacious living room complete with a gas-lit wood-burning fireplace and sliding doors that lead to a private back deck. The kitchen boasts ample cabinetry and a delightful dining nook with bay windows. Upstairs, the expansive master suite offers a cozy sitting area, a corner wood-burning fireplace, and double French doors that open to a luxurious five-piece ensuite featuring a soaker tub and walk-in shower. A second well-sized bedroom and a four-piece bathroom complete the upper level, while the finished basement includes a third bedroom and laundry area and access to your attached garage. Enjoy outdoor living in the low-maintenance front yard/patio with gas hook-up for your BBQ, perfect for summer evenings. With easy access to river pathways and the vibrant downtown core, this townhouse is ideal for professionals seeking a blend of comfort and convenience.

Built in 1980



Essential Information

MLS® #	A2163703
Price	\$550,000
Sold Price	\$581,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,292
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	7, 834 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0E5

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Crown Molding, Granite Counters, Kitchen Island
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log, Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 12th, 2024
Days on Market	6
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.