



GRASSROOTS
REALTY GROUP

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4, 624 2 Avenue NW
Calgary, Alberta

MLS # A2324209



\$324,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 666
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: N/A

This beautifully renovated 2-bedroom condo offers something rare in inner-city living: the feel of a real home. With its own private front and back door entries, this isn't your typical apartment — it lives like a house, with all the convenience of a lock-and-leave lifestyle. Renovated top to bottom, the space is bright, stylish, and thoughtfully designed throughout. The kitchen features new cabinetry, quartz countertops, and a tiled backsplash, flowing seamlessly into the dining area. The spacious living room is filled with natural light, anchored by a wood-burning fireplace, and opens onto a private south-facing balcony overlooking a quiet street. The generously sized primary bedroom includes custom built-in closet organizers, while the second bedroom offers excellent flexibility with its own built-in storage. The renovated 4-piece bathroom features crisp white tile, quartz counters, and a deep soaker tub for a spa-inspired feel. With over 100 square feet of storage spread throughout — including built-in closets, a large hallway linen closet, and an in-suite storage room with laundry — there is a place for everything. An assigned parking stall plus permit street parking round out the practical side of things. All of this sits in the heart of Sunnyside, steps from the C-Train, shops, restaurants, cafés, parks, and schools. Quick access to downtown, SAIT, the University of Calgary, and Foothills Medical Centre makes this one of Calgary's most connected inner-city communities.