



GRASSROOTS
REALTY GROUP

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8, 834 2 Avenue NW
Calgary, Alberta

MLS # A2331554



\$580,000

Division:	Sunnyside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,452 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 441
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE SATURDAY JULY 25 1 - 4PM | Completely Refreshed! Featuring brand-new luxury vinyl plank flooring throughout, fresh paint, and a professional clean, this move-in ready home is ready for its next owner. Opportunities like this rarely come to market in Sunnyside. Offering city views, a double attached garage, 3 beds and 3.5 baths this home combines space, functionality, and an exceptional inner-city location all in one complete package! Set across from green space, this end-unit townhouse offers the perfect balance of privacy, natural light, and unbeatable inner-city access. Just steps to the Bow River pathways and minutes to Kensington, the LRT, and downtown, the lifestyle here is as impressive as the home itself. Inside, the open-concept main floor is designed for both comfort and entertaining. The new luxury vinyl plank flooring flows throughout the main level, complementing the spacious living room where a gas fireplace creates a warm focal point. Large sliding glass doors open onto a private covered deck, ideal for morning coffee or evening unwinding. The kitchen delivers both function and style with extended cabinetry, granite countertops and stainless-steel appliances. A bright west-facing bay window fills the dining area with natural light, creating an inviting space for everyday meals or hosting friends. Upstairs, the primary retreat feels elevated in every sense, complete with its own corner fireplace, walk-in closet and French doors leading to a well appointed five-piece ensuite featuring dual vanities, a soaker tub, and separate glass shower. The upper level has been thoughtfully updated to improve usability with an additional bedroom and bathroom added to the space. The fully finished basement expands the living space even further with an additional bedroom, a three-piece bathroom, and laundry. Perfect for guests, a roommate,

or growing families. Enjoy the best of inner-city living with river pathways, Kensington, and downtown all just moments from your door.