



GRASSROOTS
REALTY GROUP

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303, 730 2 Avenue NW
Calgary, Alberta

MLS # A2334502



\$309,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	1975 (51 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 828
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: n/a

Character, charm and a truly unique loft-style design in the heart of Sunnyside! Tucked along a quiet, tree-lined street, this distinctive two-storey condo is only a short walk from Kensington's shops, restaurants, cafés and everyday amenities. The bright main level welcomes you with a renovated kitchen featuring updated countertops, backsplash, sink and freshly painted cabinetry. The open layout flows naturally into a generous dining area and spacious living room, where a wood-burning fireplace creates a warm and inviting focal point. Step outside to the peaceful private balcony—an ideal spot to relax or enjoy your morning coffee. A striking spiral staircase leads to the open upper level, where you will find a spacious loft-style bedroom, four-piece bathroom and a large interior balcony overlooking the living space below. The soaring ceiling and open design give the home an airy, architectural feel that stands apart from the typical condominium. The unit underwent an extensive renovation in 2019, including vinyl plank flooring on the main level, new upper-level carpeting, kitchen and bathroom updates, new tile, countertops, vanity, light fixtures and fresh paint throughout. Upper-level windows were replaced in 2020. Additional features include in-suite laundry, a convenient storage closet and an assigned parking stall located directly behind the building. Charming, cozy and surprisingly spacious, this one-of-a-kind Sunnyside home offers exceptional character in one of Calgary's most walkable inner-city communities. Close to the Sunnyside LRT station, Riley Park, Bow River pathways and downtown Calgary.