

301, 730 2 Avenue NW
Calgary, Alberta
MLS # A2229426

\$294,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Sunnyside | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 849 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|-------------------------------|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 527 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | M-CG d72 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings | | |

Inclusions: None

This unique 849.4 sq ft condo is a standout opportunity in one of Calgary's most sought-after inner-city communities. Featuring a charming spiral staircase leading to a spacious loft-style primary bedroom, the layout is both functional and full of character. The main level offers an open-concept living and dining area, a well-equipped kitchen, in-suite laundry, and a private balcony — ideal for enjoying your morning coffee or evening unwind. Whether you're a first-time buyer or looking for a solid investment property, this home checks all the boxes with its unbeatable location, walkability, and timeless design.