

# \$279,800 - 301, 931 2 Avenue Nw, Calgary

MLS® #A2239396

**\$279,800**

2 Bedroom, 1.00 Bathroom, 707 sqft

Residential on 0.00 Acres

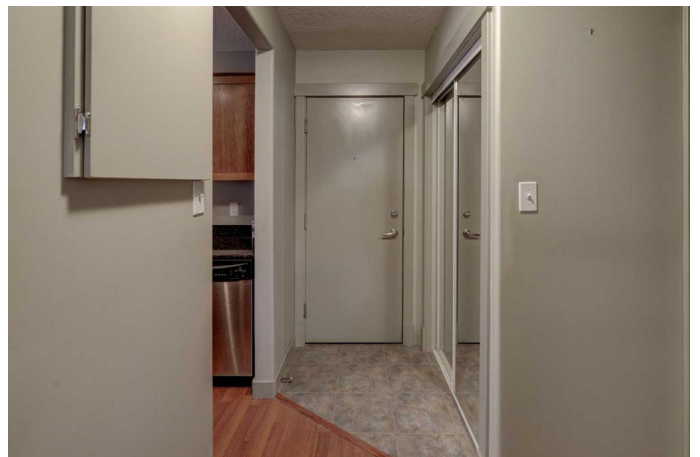
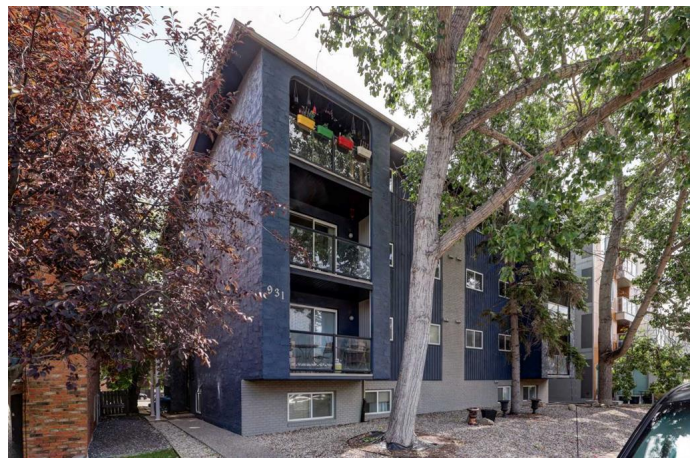
Sunnyside, Calgary, Alberta

Short Term Rentals permitted with appropriate city licenses in sought after Sunnyside! Lovely updated 2-bedroom end unit in a concrete building. Stone counters, wood cabinets, cozy fireplace and large balcony with peaceful treed street front views. In suite laundry with storage PLUS a separate storage locker and covered off street parking. This quiet home has been owner occupied for 19 years and is in great condition. Amazing walkable location just 2 blocks to all your favorite Kensington shops and restaurants, 1 block to the Peace Bridge into downtown, 1 block to Bow River pathways, 2 blocks to Sunnyside LRT station, 8 blocks to SAIT, and tons of green space nearby. Pet friendly building. Condo fees include covered parking, heat, water & sewer. A great opportunity in an unbeatable location! This immaculate home is vacant and ready for you to move right in, or use a \$1,000 cash decorating allowance to choose your own paint colours for a quick refresh. Click on 3D for interactive 3D floorplans.

Built in 1976

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2239396  |
| Price     | \$279,800 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 707               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 301, 931 2 Avenue Nw |
| Subdivision | Sunnyside            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2N 0E7              |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking, Storage             |
| Parking Spaces | 1                            |
| Parking        | Carport, Off Street, Covered |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Stone Counters, Storage                                      |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer<br>Stacked |
| Heating           | Baseboard                                                                       |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Electric, Mantle                                                                |
| # of Stories      | 4                                                                               |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Construction      | Concrete, Stucco |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 12th, 2025 |
|-------------|-----------------|

Days on Market      48  
Zoning                M-CG d72

**Listing Details**

Listing Office        RE/MAX House of Real Estate

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