

\$299,000 - 301, 927 2 Avenue Nw, Calgary

MLS® #A2240536

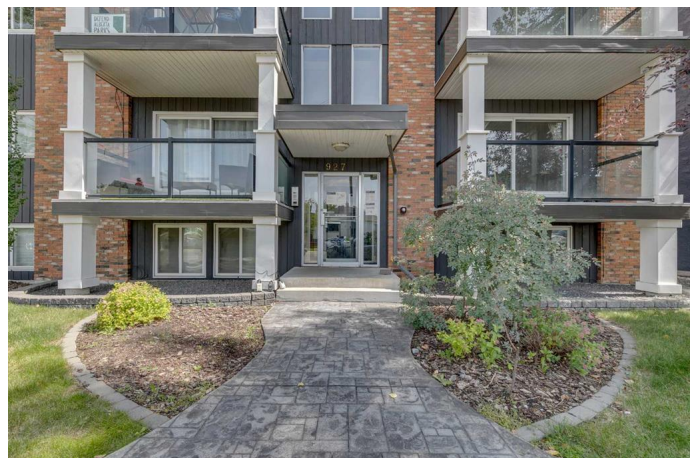
\$299,000

2 Bedroom, 1.00 Bathroom, 755 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Here's your rare chance to own a bright and stylish corner unit in the heart of Sunnyside, one of Calgary's most iconic inner-city neighborhoods. Designed for those who crave connection, convenience, and an active lifestyle, this 2-bedroom condo offers a smart open layout that's equally appealing for first-time buyers, young professionals, or savvy investors seeking rental income. Sunlight pours into this end unit through oversized sliding doors, leading to a private 11' balcony perfect for morning coffee, evening BBQs, or simply enjoying the fresh air. Inside, the kitchen offers granite counters, ample workspace, and generous cabinetry for all your culinary needs. The dining area flows easily into a spacious living room, where a cozy electric fireplace creates the perfect ambiance for relaxing or entertaining. Both bedrooms feature large windows that invite in natural light, and the primary bedroom provides plenty of space to unwind. In-suite laundry and additional storage space complete the floor plan, adding everyday convenience and functionality. An assigned parking stall is just steps from your back entry with back lane access. This quiet building is professionally managed and is home to respectful neighbors, offering a sense of community and peace of mind. Beyond your doorstep, everything you need is just moments away: you're three blocks from the river and mere steps from Prince's Island Park, giving you instant access to the city's best pathways for biking,



jogging, or scenic strolls. Enjoy Sunnyside's eclectic mix of trendy caf s, local boutiques, and charming eateries, with Safeway and the C-Train station only one block away. Whether you're commuting to downtown, SAIT, U of C, or Foothills Hospital, you'll get there in under 10 minutes. With a prime location, smart layout, and vibrant community all at your fingertips, this is a unique opportunity to secure your place in one of Calgary's most desirable neighbourhoods. Don't miss out on owning this inner-city home in the vibrant Sunnyside community, where your next chapter of memories, connection, and lifestyle begins!

Built in 1979

Essential Information

MLS� #	A2240536
Price	\$299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	755
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	301, 927 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0E7

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Granite Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame, Wood Siding

Additional Information

Date Listed	July 18th, 2025
Days on Market	22
Zoning	M-CG d72

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.