

**8, 834 2 Avenue NW**  
**Calgary, Alberta**

**MLS # A2288857**



**\$575,000**

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

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

**Inclusions:** Some Furniture Negotiable

Opportunities like this rarely come to the market in Sunnyside. With city views, a double attached garage, 3 beds and 3.5 baths this home combines space, views, and location in one compelling 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. Hardwood floors highlight 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.