

201, 618 2 Avenue NW
Calgary, Alberta

MLS # A2315405



\$200,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	643 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Assigned, Carport, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 441
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		
Inclusions:	None		

Open House Saturday June 13 12-2pm Welcome Home!! This beautifully located 642 sq. ft. 1-bedroom apartment is nestled in the heart of the highly sought-after community of Sunnyside! Step inside and you're greeted by a spacious foyer that offers a welcoming first impression. To the left, you'll find convenient in-suite laundry with plenty of additional space for storage and everyday functionality. To the right is the generously sized primary bedroom, complete with a large window that fills the space with natural light. The foyer opens into a bright and functional kitchen featuring ample cupboard and counter space, a dishwasher, and plenty of room to prepare meals or entertain. The open-concept living room is warm and inviting, highlighted by a cozy fireplace and oversized windows that flood the space with natural light. Step outside onto the large south-facing deck — the perfect spot to enjoy your morning coffee or host friends for a summer BBQ. Location is everything, and this home delivers! Just a short 5-minute walk to the trendy shops, cafés, and restaurants of Kensington, while also being within walking distance to downtown, the river pathways, Sunnyside LRT, parks, off leash dog park, and schools. Whether you're a first-time buyer, investor, or looking to enjoy inner-city living, this home offers incredible value in an unbeatable location. Don't miss your opportunity — Welcome Home!!