

# \$310,000 - 303, 730 2 Avenue Nw, Calgary

MLS® #A2204682

**\$310,000**

1 Bedroom, 1.00 Bathroom, 847 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Character and Charm located in the heart of Sunnyside! This gem of a property sits on a lovely, quiet street and yet just a few minutes walk to the heart of Kensington. The unique 2-Story LOFT STYLE UNIT will stand out from most other condo's you will see. As you enter, the bright and recently renovated kitchen will catch your eye, inviting you to enter and make yourself at home! The space flows naturally past the kitchen into your large dining room to living room to quiet deck. Two features stand out ... the wood burning fireplace and the spiral staircase up to your large open balcony, bedroom and 4 piece bath. Laundry & storage closet are on the main floor. In 2019 the unit underwent a major renovation including: vinyl plank flooring on main level, carpet upstairs, new kitchen counter tops, backsplash and sink with newly painted cabinets, new bathroom tile, countertop & vanity, new light fixtures throughout, and a complete paint job! New windows installed in the upper level in 2020. Assigned parking just out back. Super unique, super cute, super cozy and yet super spacious! Book your private viewing today.

Built in 1975

## Essential Information

MLS® # A2204682

Price \$310,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	847
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### **Community Information**

Address	303, 730 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0E4

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Boiler, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Wood Frame, Wood Siding

### **Additional Information**

Date Listed	March 22nd, 2025
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Days on Market	48
Zoning	M-CG

**Listing Details**

Listing Office	Purpose Realty
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