

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

MLS® #A2239396

\$279,800

2 Bedroom, 1.00 Bathroom, 707 sqft

Residential on 0.00 Acres

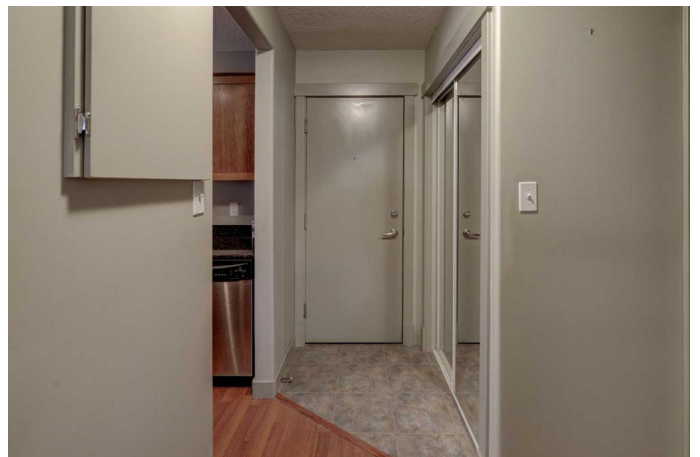
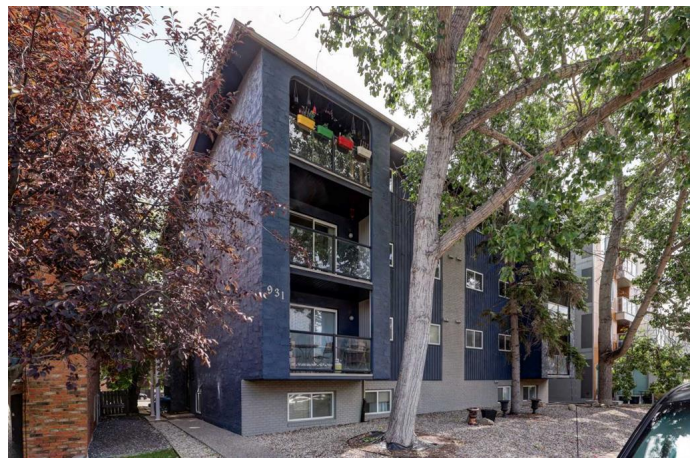
Sunnyside, Calgary, Alberta

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 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	87
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.