

# \$325,000 - 303, 730 2 Avenue Nw, Calgary

MLS® #A2204682

**\$325,000**

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.

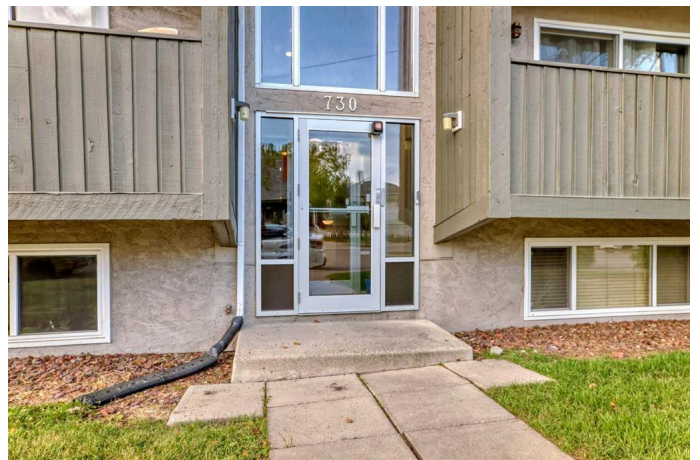
Built in 1975

## Essential Information

MLS® # A2204682

Price \$325,000

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 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 28   |
| Zoning         | M-CG |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | Purpose Realty |
|----------------|----------------|

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.