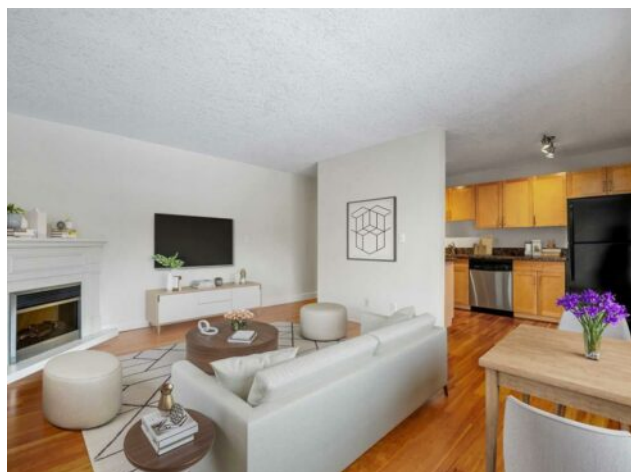


**302, 927 2 Avenue NW
Calgary, Alberta**

MLS # A2274988

\$265,000



Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	691 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Granite Counters, Vinyl Windows		

Inclusions: Electric Fire Place

Set in the west end of Sunnyside, this thoughtfully updated two-bedroom apartment offers a rare balance of inner-city convenience and everyday livability. Positioned on a quieter residential street, yet only minutes from Kensington, the Bow River pathways, and downtown Calgary, this is a location that consistently appeals to first-time buyers, investors, and those looking to simplify without sacrificing access or lifestyle. The 690 square foot layout is efficient and well proportioned, featuring two bedrooms and a full bathroom, making it equally suitable for personal use or rental purposes. Recent improvements provide immediate peace of mind, including newly replaced bedroom carpeting in a neutral tone, fresh paint throughout the entire unit including walls, trim, and doors by The Urban Painter, updated bedroom window coverings, and a professional cleaning that leaves the space move-in ready. A sunny southeast exposure fills the home with natural light throughout the day and opens onto a spacious balcony where downtown skyline views become part of daily living. Whether enjoyed as a quiet morning coffee spot or an evening retreat, the outdoor space adds meaningful value rarely found in apartments of this size. An assigned parking stall further enhances day-to-day convenience, particularly for owners or tenants seeking flexibility in an inner-city setting. Sunnyside remains one of Calgary's most enduring and walkable neighbourhoods, prized for its proximity to the Bow River, Peace Bridge, and the extensive pathway system connecting directly into the downtown core. Just steps away, the Kensington district offers an established mix of local cafés, restaurants, grocery options, and essential services, all without the noise and congestion of living directly within the retail corridor. Transit access via the Sunnyside CTrain station allows for true car-optional

living, while still maintaining separation from station-adjacent density. Some photos have been virtually staged.