

# \$279,900 - 105, 927 2 Avenue Nw, Calgary

MLS® #A2239535

**\$279,900**

2 Bedroom, 1.00 Bathroom, 754 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Rare Gem in Trendy Sunnyside/ Kensington. 2 large bedrooms & 1 bathroom & 754 sq.ft & end corner unit, immaculate, NEW paint, professionally cleaned, fireplace, stainless steel appliances, MOVE-IN READY! Quick possession available. Cash flow purchase! Sunnyside is widely considered one of Calgary's best neighborhoods due to its prime location, vibrant community, and a mix of historic charm and modern amenities. It's particularly appealing for those who enjoy an active lifestyle, walking & biking, with easy access to downtown and the popular Kensington area.

Step into this beautifully cared-for condo, 20 units total, this one being the largest in the entire building, a quiet end-corner home with more windows than other units, making it bright and private. Laminate HARDWOOD floors flows through the living areas, while the bedrooms are cozy and carpeted. GRANITE kitchen counters, a convenient breakfast bar, tonnes of counter-space, open huge rooms for large furniture, ample cupboards, and in-suite stackable laundry add practicality and charm.

Located 3 blocks from the RIVER and right beside Princess Island Park, this unit offers scenic river walks, trendy restaurants, boutiques, and pathways at your doorstep. Train station & Safeway grocery store only one block away.



Commuting is a breeze with downtown, SAIT, University of Calgary, and Foothills Hospital all less than 10 minutes by transit or car.

Priced at \$279,900, this condo is ideal for first-time buyers, young families, couples, or investors. Why keep renting when you can own in one of Calgary's most iconic inner-city neighborhoods with an exceptional walk score?

The open and bright floor plan features large windows and a cozy fireplace. Both bedrooms are generously sized, a rare find in condos nowadays. Assigned parking stall conveniently located right outside the back of the building near your unit. Safe and quiet building with respectful neighbours and a great property management company.

This property is priced to move quickly, there is nothing comparable at this level and quality available in the area. A pleasure to show, don't miss out on owning a stylish, well-kept home, payments less than your rent, in one of Calgary's most desirable neighborhoods!

Built in 1976

**Essential Information**

MLS® #	A2239535
Price	\$279,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	754
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment

Style	Single Level Unit
Status	Active

### Community Information

Address	105, 927 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1E2

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Granite Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	4

### Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 14th, 2025
Days on Market	9
Zoning	M-CG d72

### Listing Details

Listing Office	RE/MAX House of Real Estate
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