

# \$281,500 - 105, 934 2 Avenue Nw, Calgary

MLS® #A2246861

**\$281,500**

2 Bedroom, 1.00 Bathroom, 804 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

**PRICE REDUCTION, AMAZING VALUE!**

Located in the vibrant community of Sunnyside, this freshly painted 2 bedroom 1 bathroom END unit apartment is MOVE IN READY. Entering the unit you'll be welcomed with hardwood floors, a generous storage room and your stacked, in-unit laundry (April 2025). Walking into the main living space you'll appreciate the large kitchen featuring stainless steel appliances, granite countertops, an open concept floor plan with a good sized living/dining area and a newer fireplace, 2023. With extra windows across the front, side and back (due to it being an end unit), you'll always feel warm and at home. The oversized patio doors lead to a SOUTH FACING patio that's great for a morning coffee or evening wine. The 4 piece bathroom was renovated in November 2020 and has tile flooring. Both bedrooms are larger than you'd normally find in a two bedroom apartment with the carpet being replaced in 2019. Other features of the unit/building are that you're just a few steps to your parking stall which has a plug, there's a new ramp being installed at the main entrance and it's a concrete building. The biking score is an impressive 99 with a walkability score of 95 and transit score of 77, almost unheard of! Other important destinations are: Steps to Safeway, walking distance to coffee, cafes, boutiques, river pathways, 2 blocks from the Bow River, 2 blocks from Kensington, 1 block from the C train, and just 1 stop on the C train from Sait and 2 stops to the University of



Calgary.

Built in 1969

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246861          |
| Price          | \$281,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 804               |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 105, 934 2 Avenue Nw |
| Subdivision | Sunnyside            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2N0E6               |

**Amenities**

|                |                   |
|----------------|-------------------|
| Amenities      | Trash, Parking    |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings           |
| Heating           | Baseboard                                                                            |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |

|                 |     |
|-----------------|-----|
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 4   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 94               |
| Zoning         | M-CG d72         |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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