

601, 1087 2 Avenue NW
Calgary, Alberta

MLS # A2246393

\$750,888

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,444 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,157
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Amazing location in the heart of Kensington. Mere minutes to walk into downtown, the bow river pathway system, or your favourite restaurants, bars and shops in Kensington. One of the most walkable locations in the city. This bright, open and spacious corner unit has huge floor to ceiling windows and a large 270 ft² patio, with a gas line for your BBQ or space heaters, making this extension of your living area a truly enjoyable 3 season space. You have flexibility with this massive living space, this is 3 bedroom unit with one of the rooms currently being utilized as an office/den and another as a workout room. Inside this 1444 ft² apartment you'll also find high end appliances, luxury finishings, a large separate laundry room and a separate storage room in-suite plus a storage locker downstairs. A/C and 2 parking stalls make it perfect. Guest parking and a separate public parkade downstairs make having company easy.