

# \$312,999 - 310, 1087 2 Avenue Nw, Calgary

MLS® #A2229684

**\$312,999**

1 Bedroom, 1.00 Bathroom, 430 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

\*\*\*NEW LOWER PRICE IN

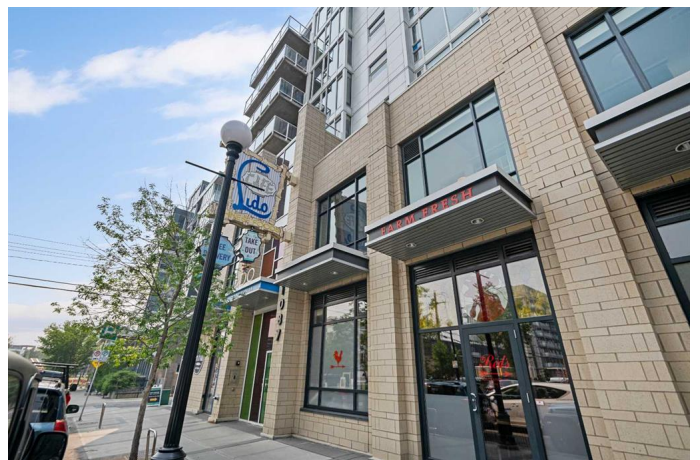
EFFECT\*\*\*Welcome to "LIDO" By

Battistella\*\*\* Experience urban living at its finest in this beautiful designed one -bedroom condo, ideally located within walking distance to Kensington's boutique shops, trendy restaurants, coffee spots, and grocery stores.

This thoughtfully laid-out unit features a spacious bedroom with an interior window and sliding frosted glass doors, offering both light and privacy. The kitchen showcases modern cabinetry, sleek quartz countertops and high-end Electrolux stainless steel appliances, complemented by imported European vinyl plank flooring and 9-ft ceiling flood the space with natural light, while central A/C(building unit)ensures year-round comfort. Enjoy added convenience with an in-suite laundry room, a deep entry-way closet with built-in shelving, and an assigned secure storage locker with bike storage. Step out onto your private balcony-perfect for relaxing or entertaining-with a BBQ gas line already in place. Plus, take full advantage of the incredible rooftop deck with a centre gas fireplace ,offering sweeping downtown views.

An exceptional opportunity for first time buyers, professionals or investors looking to enjoy the vibrancy of inner city living!-LOWER CONDO FEES STARTING WITH SEPT 1/2025-

Built in 2016



## Essential Information

MLS® #	A2229684
Price	\$312,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	430
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	310, 1087 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5L9

## Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Storage, Visitor Parking, Roof Deck
Parking	Guest, Parkade, See Remarks, Underground, None, Permit Required, Parking Lot, Secured

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	9

## Exterior

Exterior Features	Balcony, BBQ gas line, Other
Construction	Brick, Concrete, Metal Siding, Glass

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	74
Zoning	DC

**Listing Details**

Listing Office	First Place Realty
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