

# \$295,000 - 304, 730 2 Avenue Nw, Calgary

MLS® #A2214260

**\$295,000**

1 Bedroom, 1.00 Bathroom, 836 sqft

Residential on 0.00 Acres

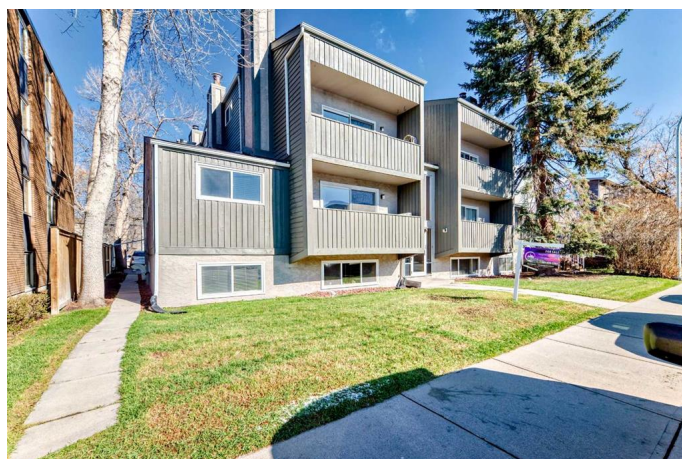
Sunnyside, Calgary, Alberta

Don't miss this unique top-floor condo in the heart of Sunnyside, offering 836 sq ft of bright, open living space and a stylish loft! The main floor features an open-concept kitchen, dining, and living area with a cozy fireplace—perfect for relaxing or entertaining. Step through the patio doors to your private balcony and soak in the urban vibe. A striking spiral staircase leads to a spacious loft bedroom and a bonus room with vaulted ceilings—ideal as a home office, creative space, or lounge. You'll also find a 4-piece bathroom, in-suite stacked laundry, and light-filled rooms throughout. Live steps from the Bow River, trendy caf  s, restaurants, boutique shopping, and the C-Train. Enjoy walkable access to downtown and everything city living has to offer. A rare opportunity in one of Calgary  TM's most sought-after neighbourhoods—perfect for first-time buyers, urban professionals, or savvy investors.

Built in 1975

## Essential Information

MLS�� #	A2214260
Price	\$295,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	836
Acres	0.00



Year Built	1975
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

### Community Information

Address	304, 730 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0E3

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	High Ceilings, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Wood Frame, Wood Siding

### Additional Information

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

### Listing Details

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