## ROBERT HART MOORE GRASSROOTS REALTY GROUP

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## 301, 730 2 Avenue NW Calgary, Alberta

MLS # A2229426



\$294,000

Division:	Sunnyside					
Туре:	Residential/Low Rise (2-4 stories)					
Style:	Apartment-Multi Level Unit					
Size:	849 sq.ft.	Age:	1975 (50 yrs old)			
Beds:	2	Baths:	1			
Garage:	Stall					
Lot Size:	-					
Lot Feat:	-					

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:		Utilities:	-

Features: Ceiling Fan(s), High Ceilings

Inclusions: None

This unique 849.4 sq ft condo is a standout opportunity in one of Calgary's most sought-after inner-city communities. Featuring a charming spiral staircase leading to a spacious loft-style primary bedroom, the layout is both functional and full of character. The main level offers an open-concept living and dining area, a well-equipped kitchen, in-suite laundry, and a private balcony — ideal for enjoying your morning coffee or evening unwind. Whether you're a first-time buyer or looking for a solid investment property, this home checks all the boxes with its unbeatable location, walkability, and timeless design.