

# \$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

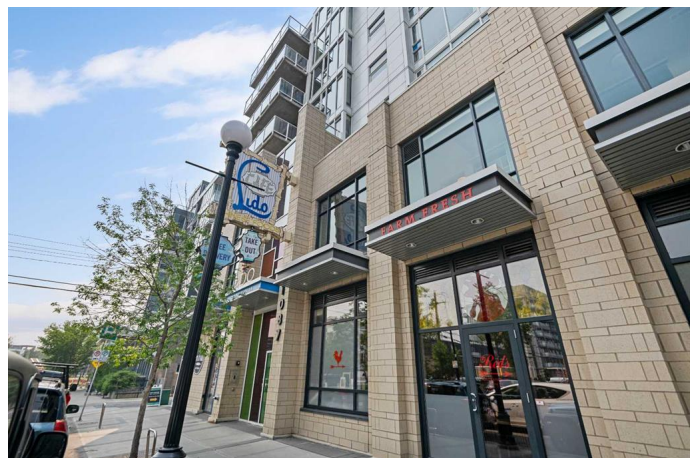
EFFECT\*\*\*Welcome to "LIDO" By

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

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Quartz Counters, No Animal Home                                               |
| Appliances        | Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop, Microwave Hood Fan |
| 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 | 68              |
| Zoning         | DC              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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