

# \$750,888 - 601, 1087 2 Avenue Nw, Calgary

MLS® #A2246393

**\$750,888**

2 Bedroom, 2.00 Bathroom, 1,444 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

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 ft<sup>2</sup> 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 ft<sup>2</sup> 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.

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246393  |
| Price          | \$750,888 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,444     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 601, 1087 2 Avenue Nw |
| Subdivision | Sunnyside             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N5B2                |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Bicycle Storage, Roof Deck, Secured Parking, Storage |
| Parking Spaces | 2                                                                          |
| Parking        | Heated Garage, Owned, Titled, Underground, Guest, Parkade                  |
| # of Garages   | 2                                                                          |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                                  |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Gas Cooktop |
| Heating           | Baseboard                                                                                        |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 8                                                                                                |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage |
| Construction      | Concrete, Mixed                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 16               |
| Zoning         | DC               |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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