

# \$309,999 - 310, 1087 2 Avenue Nw, Calgary

MLS® #A2229684

**\$309,999**

1 Bedroom, 1.00 Bathroom, 430 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

\*\*\*NEW LOWER PRICE IN

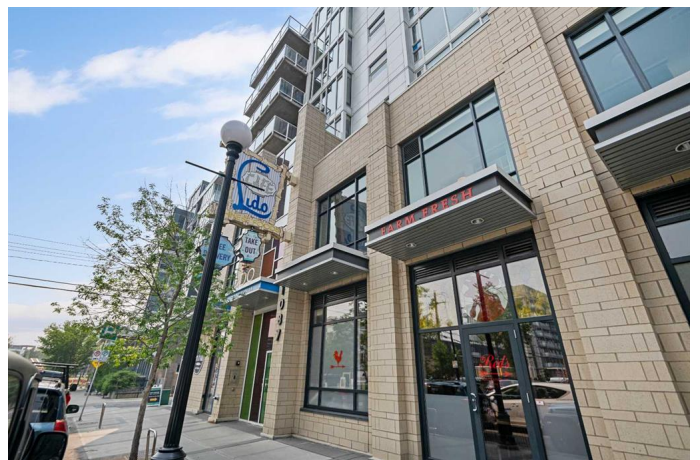
EFFECT\*\*\*Welcome to "LIDO" By

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	\$309,999
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	None, Parkade, Secured, Underground, Guest, Permit Required, Parking Lot, See Remarks

## 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	79
Zoning	DC

**Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.