

\$519,000 - 606, 1087 2 Avenue Nw, Calgary

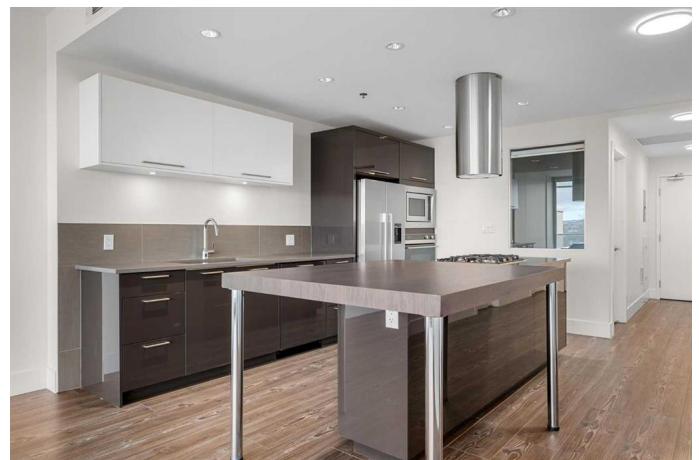
MLS® #A2186060

\$519,000

2 Bedroom, 2.00 Bathroom, 898 sqft
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to this stunning 2-bedroom, 2-bathroom unit in the highly sought-after boutique building, Lido by Battistella. From the moment you step inside, you'll be impressed by the pride of ownership and the fantastic west-facing outdoor space overlooking Kensington. This unit features a bright and functional layout, including a spacious living room, a dining area, and a gourmet kitchen—all enhanced by floor-to-ceiling windows that flood the space with natural light. The high-end kitchen boasts two-toned cabinetry, quartz countertops, a breakfast bar, custom built-ins, and stainless-steel appliances, including a built-in oven, gas cooktop with hood fan, microwave, dishwasher, and fridge. It's the perfect setup for any at-home gourmet chef. The primary bedroom is a serene retreat with a large window, a spacious walk-through closet, and a dreamy 3-piece ensuite bathroom featuring a stand-up shower. An additional bedroom, a 4-piece bathroom, and a large living space with a built-in desk complete the interior. Additional features include in-suite laundry, a natural gas BBQ hookup on the spacious west-facing deck, a titled underground parking stall, a storage locker, fresh paint throughout, and spectacular inner-city views from the building's common rooftop patio. This home seamlessly blends glamour and functionality. Situated in the vibrant inner-city community of Sunnyside, you're steps away from the trendy shops and restaurants of



Kensington and 10th Street, Riley Park, schools, parks, grocery stores, the C-Train, Bow River pathways, and downtown. Plus, the building is pet-friendly! This unit is a true gem and shows 10/10.

Built in 2016

Essential Information

MLS® #	A2186060
Price	\$519,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	898
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	606, 1087 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 5B2

Amenities

Amenities	Trash, Elevator(s), Roof Deck, Snow Removal, Storage
Parking Spaces	1
Parking	Titled, Underground, Parkade, Stall

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony
Roof	Rubber
Construction	Brick, Concrete, Metal Siding

Additional Information

Date Listed	January 23rd, 2025
Days on Market	50
Zoning	DC

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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