

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

MLS® #A2261171

**\$309,999**

1 Bedroom, 1.00 Bathroom, 430 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

\*\*\*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!

Built in 2016

## Essential Information

MLS® #

A2261171



|                |                   |
|----------------|-------------------|
| 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), Storage, Visitor Parking, Roof Deck |
| Parking   | None, See Remarks, Guest, Permit Required, Parking Lot, Secured   |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters                                               |
| Appliances        | Dishwasher, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, 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    | October 1st, 2025 |
| Days on Market | 22                |

Zoning

DC

Listing Details

Listing Office

First Place Realty

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