

314, 1087 2 Avenue NW
Calgary, Alberta

MLS # A2174899



\$299,900

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	496 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 325
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Stone Counters		

Inclusions: None

Welcome to this charming, west-facing, one-bedroom, one-bath unit nestled in the heart of Kensington's Lido building. The open-concept layout showcases the floor-to-ceiling windows in the living room which invite natural light and offer views of 10th St NW. The efficient yet well-appointed kitchen, featuring a built-in oven, an electric cooktop, a sleek undermount sink, and a convenient microwave hood fan, makes meal prep a pleasure. The spacious bedroom provides a serene retreat, while the three-piece bathroom is designed with a stylish walk-in shower and includes a stacking washer and dryer for added convenience. This home also comes with a separate assigned storage space, and you'll love the access to a stunning shared rooftop patio, where you can unwind and soak in breathtaking views of the river and downtown skyline. Immerse yourself in the vibrant lifestyle that Kensington offers, with its eclectic array of shops, diverse dining options, and lively nightlife just steps from your door. A leisurely stroll will lead you to the picturesque Bow River pathway system and the tranquil Prince's Island Park, perfect for outdoor adventures and relaxation.