# 310 1087 2 Avenue NW

Calgary | Active | MLS® A2342170

**$269,999**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **2016** | **420.16 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX Realty Professionals

# A closer look

Close and Convenient to Everything! This exceptional One-Bedroom Apartment is so well laid out that it offers both light and privacy. A beautifully designed Kitchen featuring Quartz Countertops and stainless steel Electrolux appliances. The 9-foot ceilings and European Vinyl Plank accent the space flooded by natural light. The stacking Washer and Dryer and deep entry-way closet with shelving combined with the Included Assigned Storage, Secure Bike Locker as well as a Private Balcony with B-B-Q hookup and Exceptional Views! There is One Visitor Parking Pass Included. You must see the Wraparound Rooftop Patio with a Gas Fireplace and an Unbelievable View of the River Valley and the City Skyline! All of this, as well as being Close to the Walking Paths along the River, a Short Walk for Groceries, the Kensington Restaurants, the Pubs and Coffee Shops. Extremely Convenient to both SAIT and the University of Calgary!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2342170 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **Year Built** | 2016 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 420.16 sq. ft. |
| **Main Level Finished Area:** | 420.16 sq. ft. |
| **Condo Fee:** | $288.14 |

| | |
|---|---|
| **Condo Fee Includes:** | Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Reserve Fund Contributions, Sewer, Trash, Water |
| **HOA Fee Frequency:** | Monthly |
| **Acreage:** | No |
| **Front Exposure:** | East |
| **Unit Exposure:** | East |
| **Floor Location:** | Other |
| **Entry Level:** | 3 |
| **Stories Total:** | 9 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 3 |
| **Year built:** | 2016 (Age: 10) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 1611968 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | None |
| **Foundation:** | Poured Concrete |
| **Builder:** | Battistella |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Concrete, Metal Siding |

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|---|---|
| **Structure Type:** | High Rise (5+ stories) |
| **Roof:** | Membrane |
| **Ensuite:** | No |
| **Flooring:** | Tile, Vinyl Plank |
| **Cooling:** | Central Air |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Guest, None, Parking Lot, Permit Required, Secured |
| **Parking Places:** | 0 |
| **Parking Total/Covered:** | 0 / - |
| **Laundry Features:** | In Unit |
| **HOA Fee:** | $288.14 |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | Lido |
| **Community:** | Sunnyside (Calgary) |
| **Amenities:** | Bicycle Storage, Elevator(s), Visitor Parking |
| **Appliances:** | Dishwasher, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer Stacked |
| **Inclusions:** | All installed window coverings and custom blinds |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Foyer · 11'10" × 3'6" · |
| **Main Floor** | Living Room · 11'11" × 6'9" · |
| **Main Floor** | Bedroom - Primary · 9'4" × 7'8" · |
| **Main Floor** | Laundry · 3'7" × 3'5" · |

| | |
|---|---|
| **Main Floor** | Balcony · 12'9" × 5'1" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Quartz Counters |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | DC |
| **Listed Date:** | Sep 09, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/310-1087-2-avenue-nw-calgary-a2342170/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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