404 927 2 Avenue NW

Calgary | Active | MLS® A2343180

$215,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1976**	**491.36 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

This sought after property is close to everything you will need, for everything you may want! This top floor Condo offers a very short walk away from Memorial drive, Peace Bridge, Prince Island Park, bicycle and walking paths, coffee shops, shopping, downtown, restaurants and grocery stores. You could pick up a coffee and pastry before catching the quick and direct C Train ride to SAIT and University of Calgary! This is a must see location that is beautifully rooted in Sunnyside subdivision of the Kensington community. This one bedroom Condo is in a perfect location for students, professionals and investors. This Condo includes full kitchen, living area, bedroom, laundry space, 4 piece bath, and assigned parking stall and is professionally managed. Stand out features are a large patio door to balcony that during the day it brings in the light of the day and the peaceful sounds of night. The closed in with glass rail balcony is the perfect size for a garden table, 2 chairs, BBQ and is a great place to store your bicycle. This suite is located on the top floor that allows for privacy and no one above!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343180
Bedrooms	1
Bathrooms	1
Year Built	1976
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:	491.36 sq. ft.
Condo Fee:	$426.63

Condo Fee Includes:	Common Area Maintenance, Electricity, Gas, Insurance, Reserve Fund Contributions, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	3
Year built:	1976 (Age: 50)
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:	0610348
Heating:	Baseboard
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Membrane
Ensuite:	No
Flooring:	Carpet, Tile, Vinyl

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Alley Access, Asphalt, Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Bathroom, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sunnyside (Calgary)
Amenities:	Parking
Appliances:	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Board Approval, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Bedroom · 10'10" × 10'7" ·
Main Floor	Entrance · 6'6" × 3'2" ·
Main Floor	Kitchen · 11'3" × 7'5" ·
Main Floor	Laundry · 5'5" × 3' ·
Main Floor	Living/Dining Room Combination · 14'8" × 11'2" ·
Main Floor	Balcony · 11'6" × 5'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Soaking Tub

Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/404-927-2-avenue-nw-calgary-a2343180/

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