405 618 2 Avenue NW

Calgary | Active | MLS® A2351938

$325,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1977**	**920.75 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Discover this 2-bedroom, 1-bathroom condo in Calgary’s historic Sunnyside neighbourhood, a rare chance to own a top-floor home in a quaint low-rise building of just 19 units. Thoughtfully updated while keeping its character intact, this 920 sq. ft. home offers a bright, open floor plan where the kitchen flows into the living area, perfect for entertaining or simply unwinding. Hardwood flooring runs throughout, with ceramic tile accents at the front entrance and in the storage area. The updated kitchen offers ample cupboard space, granite counters, and a newer dishwasher and microwave. A central island adds prep space, extra storage, and a spot for casual dining, all highlighted by new pendant lighting. The good-sized dining area easily fits a full table, making it easy to host family dinners or gatherings with friends. On cold winter evenings, gather around the fully functioning wood-burning fireplace. The living room opens onto a covered balcony that spans the length of the unit, overlooking New Edinborough Park. The refreshed 4-piece bathroom features stone counters and a generous vanity, and a large laundry and storage room keeps everything organized. Additional features include one assigned covered parking stall and secure bike storage, and condo fees cover all utilities except electricity. Sunnyside is an eclectic, vibrant community with parks, playgrounds, schools, and shopping close by, plus the new walking and cycling paths along the Bow River. Don’t miss your chance to call this condo home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351938
Bedrooms	2
Bathrooms	1
Year Built	1977
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:	920.75 sq. ft.
Main Level Finished Area:	920.75 sq. ft.
Condo Fee:	$638.91
Condo Fee Includes:	Gas, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1977 (Age: 49)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	7810987
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete, Metal Frame, Stucco, Wood Siding
Structure Type:	Low Rise (2-4 stories)

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Mantle, Wood Burning
Garage:	No
Parking:	Assigned, Covered, Parkade, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Sunnyside
Community:	Sunnyside (Calgary)
Amenities:	Bicycle Storage
Appliances:	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 13'9" × 10' ·
Main Floor	Dining Room · 12' × 9' ·
Main Floor	Kitchen · 12' × 7'1" ·
Main Floor	Laundry · 7'11" × 5'11" ·
Main Floor	Living Room · 15'3" × 13'2" ·

Main Floor	Bedroom - Primary · 11'11" × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Smoking Home, Stone Counters, Track Lighting
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/405-618-2-avenue-nw-calgary-a2351938/

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