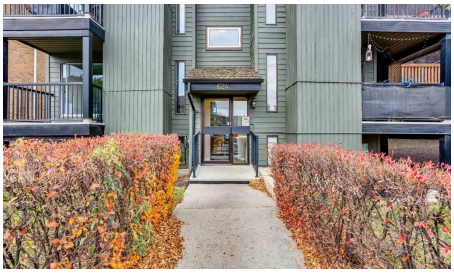
5 624 2 Avenue NW

Calgary | Active | MLS® A2350255

$215,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1978**	**761.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Make It Yours in Sunnyside - Welcome to Sunny on 2nd

Get into one of Calgary’s most walkable inner-city neighbourhoods with this 761 sq. ft., 2-bedroom, 1-bathroom condo at Sunny on 2nd. Two good-sized bedrooms and a practical layout suit first-time buyers, young professionals, downsizers and investors. You also get both a north-facing and a south-facing balcony, plus a wood-burning fireplace. Both are rare at this price point.

When it comes to the complex, the big-ticket work is already done. It has had extensive exterior maintenance and repairs, including updated balcony floors and railings, updated common-area flooring and an updated Boiler system. Roof was professionally inspected in 2023-2024 and found to be in excellent condition.That leaves you free to focus on the fun part: update the suite’s finishes your way and build equity in a neighbourhood that stays in demand. Step outside and Sunnyside is right there: tree-lined streets, local cafés, the Bow River pathways and an easy walk to Kensington’s shops, restaurants and nightlife. Downtown is minutes away, so the commute is simple whether you walk, bike or take transit.

You don’t often find a mature, well-kept complex like this in such a lively community, at this price point! Book your showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350255
Bedrooms	2
Bathrooms	1
Year Built	1978
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:	761.34 sq. ft.
Condo Fee:	$636.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southeast
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
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:	7910547
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stucco, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No

Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sunnyside (Calgary)
Amenities:	Parking
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 8'10" × 7' ·
Main Floor	Dining Room · 8'11" × 4'3" ·
Main Floor	Living Room · 13'8" × 11'8" ·
Main Floor	Laundry · 8'10" × 4'11" ·
Main Floor	Balcony · 10'4" × 8'3" ·
Main Floor	Balcony · 14' × 4'8" ·
Main Floor	Bedroom - Primary · 14'5" × 10'2" ·

Main Floor	Bedroom · 8'10" × 8'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5-624-2-avenue-nw-calgary-a2350255/

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