722 2 Avenue NW

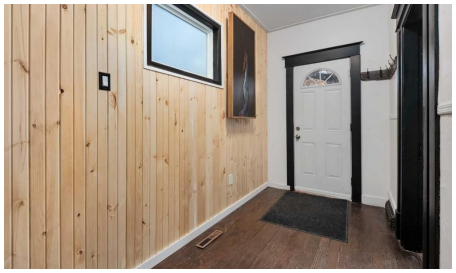
Calgary | Active | MLS® A2357448

$660,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1911**	**1,800 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Mission Real Estate

A closer look

Welcome to this two-storey character home in the heart of Sunnyside! Offering 1,800 sq. ft. above grade, this charming home blends timeless character and generous living spaces with plenty of room for a growing family. You'll immediately appreciate the 9 foot ceilings, original wood floors, classic crown mouldings, and large windows that allow natural light to flow throughout. The spacious dining room is a standout, featuring an original fireplace that adds so much character. The compact kitchen has newer cabinets and counter tops. This property has interesting spaces that can be customized to suit your needs. A substantial rear addition provides a versatile flex space, ideal for a home office, playroom or even a fourth bedroom . A large mud room /storage area, main floor laundry and 4 piece bathroom complete this level. Upstairs, you'll find three generously sized bedrooms and a 3 piece bathroom. A bathroom renovation was just completed with new flooring, new copper piping, vanity and toilet. The original claw foot tub adds charm. The primary bedroom features vaulted ceilings, a huge loft space and access to a sunny south-facing balcony. The full-height basement offers excellent storage and awaits your personal vision, with plenty of potential for future development. Recent updates include new shingles on the addition, and new upper floor bathroom and new piping. The backyard has a new fence and raised garden beds. A garage could easily be added to this flat lot. The front porch and huge deck are lovely spots to relax and enjoy the view and bask in the South light. Situated on a beautiful, tree-lined street in one of Calgary's most sought-after inner-city communities, enjoy gorgeous downtown views from the main and upper floors and an unbeatable walkable lifestyle with easy access to downtown, shops and restaurants in Kensington, Sunnyside Elementary School parks, transit and everyday amenities. A wonderful opportunity to own a home full of character, space and potential in the heart of Sunnyside!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357448
Bedrooms	3
Bathrooms	2
Year Built	1911
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,800 sq. ft.
Main Level Finished Area:	1,030 sq. ft.
Upper Level Finished Area:	770 sq. ft.
Below Grade Finished Area:	639 sq. ft.
Acreage:	No
Lot Area:	2,992 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1911 (Age: 115)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	1948P
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Softwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	None
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Northwest
Community:	Sunnyside (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Covered Porch · 17' × 10' ·
Main Floor	Foyer · 11'7" × 5'8" ·
Main Floor	Living Room · 13'2" × 10'10" ·
Main Floor	Dining Room · 13'7" × 11'9" ·
Main Floor	Laundry · 10' × 6'7" ·
Main Floor	Flex Space · 20'4" × 8'6" ·
Main Floor	Mud Room · 17'3" × 8'3" ·
2nd Floor	Office · 3'5" × 3' ·
2nd Floor	Balcony · 17' × 6'3" ·
2nd Floor	Bedroom - Primary · 12'4" × 11'6" ·
2nd Floor	Bedroom · 10'9" × 7'1" ·

2nd Floor	Bedroom · 11' × 10'4" ·
3rd Floor	Loft · 24' × 11'6" ·
Basement	Furnace/Utility Room · 6'2" × 5'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/722-2-avenue-nw-calgary-a2357448/

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