



## 310, 1087 2 Avenue NW Calgary, Alberta

MLS # A2261171



\$309,999

Division: Sunnyside Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 430 sq.ft. Age: 2016 (9 yrs old) **Beds:** Baths: Garage: Guest, None, Parking Lot, Permit Required, Secured, See Remarks Lot Size: Lot Feat:

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Vinyl Plank Roof: Condo Fee: \$ 272 **Basement:** LLD: Exterior: Zoning: DC Brick, Concrete, Glass, Metal Siding Foundation: **Utilities:** 

Features: High Ceilings, No Animal Home, No Smoking Home, Quartz Counters

Inclusions: N/A

\*\*\*Welcome to "LIDO" By BATTISTELLA\*\*\* Experience urban living at its finest in this beautiful designed one -bedroom condo, ideally located within walking distance to Kensington's boutique shops, trendy restaurants, coffee spots, and grocery stores. This thoughtfully laid-out unit features a spacious bedroom with an interior window and sliding frosted glass doors, offering both light and privacy. The kitchen showcases modern cabinetry, sleek quartz countertops and high-end Electrolux stainless steel appliances, complemented by imported European vinyl plank flooring and 9-ft ceiling flood the space with natural light, while central A/C(building unit)ensures year-round comfort. Enjoy added convenience with an in-suite laundry room, a deep entry-way closet with built-in shelving, and an assigned secure storage locker with bike storage. Step out onto your private balcony-perfect for relaxing or entertaining-with a BBQ gas line already in place. Plus, take full advantage of the incredible rooftop deck with a centre gas fireplace, offering sweeping downtown views. An exceptional opportunity for first time buyers, professionals or investors looking to enjoy the vibrancy of inner city living!