

# \$299,999 - 304, 730 2 Avenue Nw, Calgary

MLS® #A2214260

**\$299,999**

1 Bedroom, 1.00 Bathroom, 836 sqft  
Residential on 0.00 Acres

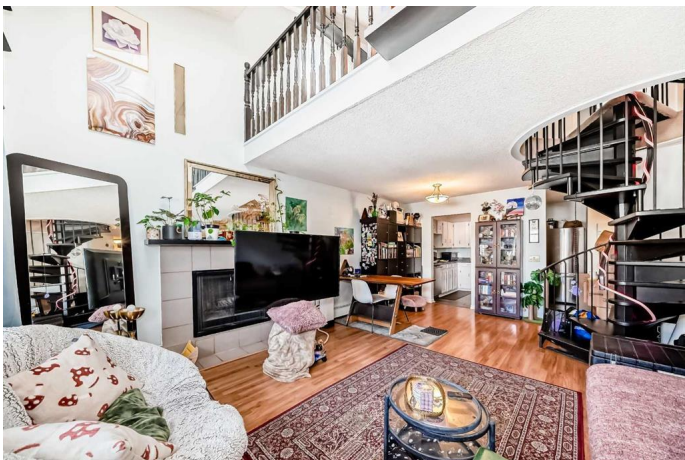
Sunnyside, Calgary, Alberta

Don't miss this unique top-floor condo in the heart of Sunnyside, offering 836 sq ft of bright, open living space and a stylish loft! The main floor features an open-concept kitchen, dining, and living area with a cozy fireplace—perfect for relaxing or entertaining. Step through the patio doors to your private balcony and soak in the urban vibe. A striking spiral staircase leads to a spacious loft bedroom and a bonus room with vaulted ceilings—ideal as a home office, creative space, or lounge. You'll also find a 4-piece bathroom, in-suite stacked laundry, and light-filled rooms throughout. Live steps from the Bow River, trendy caf  s, restaurants, boutique shopping, and the C-Train. Enjoy walkable access to downtown and everything city living has to offer. A rare opportunity in one of Calgary  TM's most sought-after neighbourhoods—perfect for first-time buyers, urban professionals, or savvy investors.

Built in 1975

## Essential Information

MLS�� #	A2214260
Price	\$299,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	836
Acres	0.00



Year Built	1975
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

### Community Information

Address	304, 730 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0E3

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	High Ceilings, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Wood Frame, Wood Siding

### Additional Information

Date Listed	May 9th, 2025
Days on Market	9
Zoning	M-CG

### Listing Details

Listing Office

eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.