

\$519,000 - 1011 2 Avenue Nw, Calgary

MLS® #A2253978

\$519,000

1 Bedroom, 1.00 Bathroom, 694 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

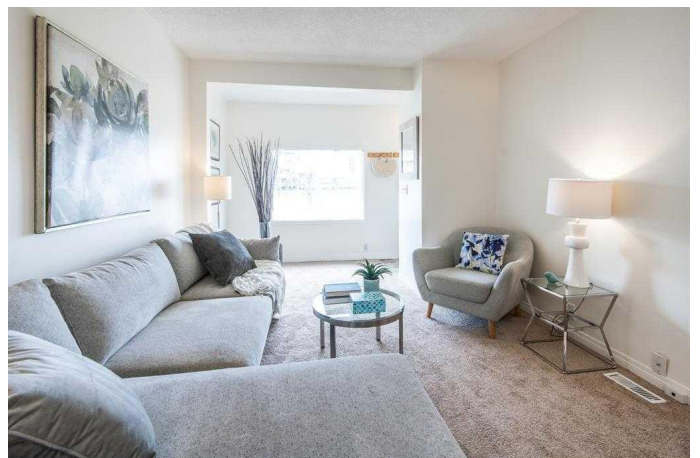
Looking for a detached house at an affordable price in Sunnyside? This property is move-in ready with newer white kitchen, paint and updated carpet. With some sweat equity and design vision, it could easily be transformed into a charming Sunnyside jewel box. The main floor is filled with natural light, featuring a cozy living room that flows into the kitchen and dining area. Both bedrooms comfortably accommodate queen-sized beds. The solid basement offers good ceiling height and is equipped with newer furnace and hot water tank. Shingles and select windows have also been replaced. Need more space? The South facing backyard not only provides room to expand but also offers excellent development potential. If you know Sunnyside, you will understand the appeal of this location - just steps from the LRT, Sunnyside School, Kensington, McHugh Bluff off-leash park, and extensive bike and running paths. It's also a short walk to downtown, SAIT, and the University of the Arts. Don't miss this opportunity to own a detached home in one of Calgary's most desirable neighbourhoods- whether to enjoy as is, hold as a revenue property, or redevelop to suit your vision.

Built in 1910

Essential Information

MLS® # A2253978

Price \$519,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	694
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1011 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0E8

Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	4
Zoning	M-CG d72

Listing Details

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------

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.