

# \$519,000 - 606, 1087 2 Avenue Nw, Calgary

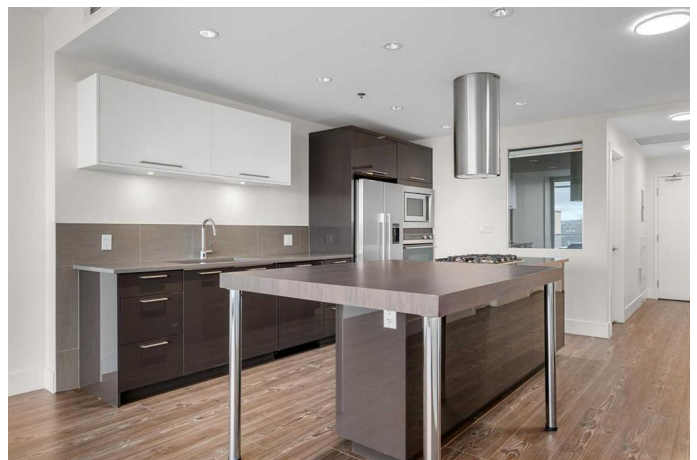
MLS® #A2186060

**\$519,000**

2 Bedroom, 2.00 Bathroom, 898 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to this stunning 2-bedroom, 2-bathroom unit in the highly sought-after boutique building, Lido by Battistella. From the moment you step inside, you'll be impressed by the pride of ownership and the fantastic west-facing outdoor space overlooking Kensington. This unit features a bright and functional layout, including a spacious living room, a dining area, and a gourmet kitchen—all enhanced by floor-to-ceiling windows that flood the space with natural light. The high-end kitchen boasts two-toned cabinetry, quartz countertops, a breakfast bar, custom built-ins, and stainless-steel appliances, including a built-in oven, gas cooktop with hood fan, microwave, dishwasher, and fridge. It's the perfect setup for any at-home gourmet chef. The primary bedroom is a serene retreat with a large window, a spacious walk-through closet, and a dreamy 3-piece ensuite bathroom featuring a stand-up shower. An additional bedroom, a 4-piece bathroom, and a large living space with a built-in desk complete the interior. Additional features include in-suite laundry, a natural gas BBQ hookup on the spacious west-facing deck, a titled underground parking stall, a storage locker, fresh paint throughout, and spectacular inner-city views from the building's common rooftop patio. This home seamlessly blends glamour and functionality. Situated in the vibrant inner-city community of Sunnyside, you're steps away from the trendy shops and restaurants of



Kensington and 10th Street, Riley Park, schools, parks, grocery stores, the C-Train, Bow River pathways, and downtown. Plus, the building is pet-friendly! This unit is a true gem and shows 10/10.

Built in 2016

### Essential Information

MLS® #	A2186060
Price	\$519,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	898
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	606, 1087 2 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 5B2

### Amenities

Amenities	Trash, Elevator(s), Roof Deck, Snow Removal, Storage
Parking Spaces	1
Parking	Titled, Underground, Parkade, Stall

### Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
# of Stories	8

### **Exterior**

Exterior Features	Balcony
Roof	Rubber
Construction	Brick, Concrete, Metal Siding

### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	50
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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