

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

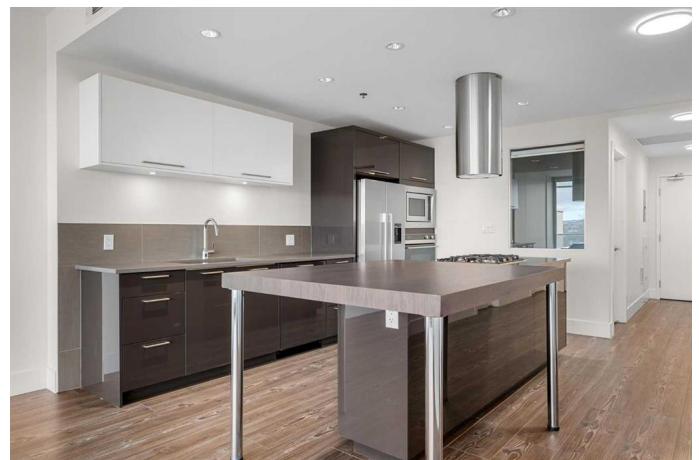
MLS® #A2186060

**\$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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