

# \$635,000 - 931 2 Avenue Ne, Calgary

MLS® #A2234598

**\$635,000**

2 Bedroom, 2.00 Bathroom, 789 sqft

Residential on 0.05 Acres

Bridgeland/Riverside, Calgary, Alberta

This ultra-charming home has been extensively renovated, including a newer kitchen, both bathrooms, shingles, furnace, electrical panel, on-demand hot water, and an in-floor heating system. It also has refinished site-finished oak hardwood upstairs and plush carpeting down. Yes, it's a smaller home, but it's amazingly comfortable! For example, the kitchen is relatively huge, utilizing the full height of the 9-foot ceilings with tons of cabinets and plenty of counter space, as well as all newer appliances, including a gas range. There are two living areas (front and back), or you could use one for a dining room, plus two bedrooms on the main floor and a full bathroom, including a large walk-in shower with heavy 10mm glass door. Downstairs has 8-foot ceilings, plenty of additional living space, another (illegal) bedroom, and a large bathroom, including a deep soaker tub and separate shower. Outside, you have a newer 330 sq ft deck and a single-car garage, which you don't even need, because you can walk everywhere in this neighbourhood! Just take a short walk to First Avenue and check out the incredible selection of restaurants, bars, coffee shops, and eclectic shops between 10th Street and 7A Street! Then realize this is just a short sampling of everything Bridgeland has to offer, including a huge park and quick access to LRT straight down 9th Street. Discover affordable living in a home of your own in one of Calgary's most vibrant inner-city neighbourhoods.



Built in 1912

## Essential Information

MLS® #	A2234598
Price	\$635,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	789
Acres	0.05
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	931 2 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0G6

## Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, See Remarks, Soaking Tub
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard  
Roof                      Asphalt Shingle  
Construction          Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 3rd, 2025  
Days on Market        1  
Zoning                    DC

**Listing Details**

Listing Office            RE/MAX Realty Professionals

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