

# \$264,000 - 403, 626 2 Avenue Ne, Calgary

MLS® #A2199428

## \$264,000

2 Bedroom, 1.00 Bathroom, 790 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Situated in the heart of Bridgeland, this top-floor, recently updated two-bedroom, one-bathroom condo offers exceptional value in one of Calgary's most vibrant communities. With a bright and functional layout, this unit provides a welcoming space to call home, whether you're a first-time buyer, investor, or looking to enjoy the convenience of urban living. The open-concept design is complemented by modern updates, creating a fresh and inviting atmosphere. One of the best features of this condo is its affordability, with one of the lowest condo fees in the neighbourhood at just \$508 per month. An assigned parking stall adds to the convenience, while the unbeatable location puts you steps away from some of the city's best restaurants, cafés, parks, and transit. With quick access to downtown and the Bow River pathways, this is an opportunity to experience the best of Bridgeland at an incredible price. Don't miss your chance to see it—schedule your showing today!

Built in 1977

## Essential Information

MLS® #	A2199428
Price	\$264,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	790
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	403, 626 2 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0E8

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall

### **Interior**

Interior Features	Closet Organizers, See Remarks, Storage, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Other, Wood Frame, Aluminum Siding

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	28
Zoning	M-CG

### **Listing Details**

Listing Office	eXp Realty
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