

102, 824 4 Avenue NW
Calgary, Alberta

MLS # A2325745



\$189,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	503 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Steps to the Sunnyside C-Train station, this cute condo is located on a quiet, tree-lined street in the heart of Sunnyside. This is a great opportunity for a first time Buyer or an investor. As you step inside this unit, you'll be greeted by an abundance of natural light pouring in through the large, South facing windows. making it the perfect spot to relax and unwind after a long day. The galley style kitchen has brown cabinetry and is equipped with everything you need, including granite counters and stainless steel appliances - perfect for cooking and entertaining. The large bedroom is a serene retreat, with good-sized closets and plenty of natural light. This building has everything you need, including a common area, laundry room, secure bike storage, and assigned parking. With hookups for in-suite laundry, you can have the convenience of doing your laundry from the comfort of your own home. This property offers a great location within Sunnyside. This complex is well maintained with a new roof scheduled for installation this year. Steps to all amenities in Kensington, off lease and bike paths, and a fast commute to downtown, this ideal location is worth a look!