

204, 728 3 Avenue NW
Calgary, Alberta

MLS # A2330767



\$230,000

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters		

Inclusions: None

OPEN HOUSE SUNDAY AUG 16TH 1-3PM~ Location. Lifestyle. Value.- An unbeatable combination of location, lifestyle, and value makes this beautifully updated condo a standout opportunity in sought-after Sunnyside~Whether you're an investor, first-time buyer, student, downsizer, or urban professional , this one-bedroom condo offers exceptional value in one of Calgary's most walkable neighbourhoods. A short walk to the Sunnyside LRT Station and the vibrant shops, cafés, restaurants, and amenities of Kensington, you'll also enjoy easy access to the Bow River pathways, parks, and downtown~making it easy to embrace a true walkable lifestyle. Situated on the second floor of a well-managed, pet-friendly building with low condo fees, this bright and inviting home is filled with natural light from oversized windows. The open-concept layout seamlessly connects the kitchen, dining, and living areas, while the cozy fireplace creates a warm and welcoming focal point for relaxing or entertaining. The renovated kitchen is both stylish and functional, featuring a central island with an eating bar, generous prep space, a pantry for added storage, and an efficient layout designed for everyday living. The spacious bedroom easily accommodates a queen-sized bed and additional furnishings, while the well-appointed 4-piece bathroom, complete with a built-in linen closet, is conveniently located nearby. A standout feature is the oversized in-suite laundry and storage room~an increasingly rare and highly desirable convenience that adds exceptional functionality and enhances long-term rental appeal. Step outside to your large private balcony, perfect for morning coffee, summerBBQs, or simply unwinding outdoors. Additional highlights include an assigned parking stall (#4). Offering a proven inner-city location, exceptional walkability, low

monthly carrying costs , and strong investment potential, this move-in-ready condo is an outstanding opportunity for homeowners and investors alike.