

302, 716 3 Avenue NW
Calgary, Alberta

MLS # A2339518



\$269,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	587 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 474
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Open Floorplan		

Inclusions: N

Inner-city living at its best! This stylishly updated top-floor corner unit sits in a small, boutique 3 storey concrete building located on a quiet, tree-lined street in the heart of Sunnyside. At 587 sq ft, this bright and well-designed 1 bedroom, 1 bathroom condo is flooded with natural light and has been freshly painted throughout. The spacious living room features a cozy gas fireplace and built-in shelving, perfect for relaxing or entertaining, and opens onto a private balcony facing McHugh Bluffs. The kitchen and bathroom are finished with granite countertops, and the kitchen features stainless steel appliances. In-suite laundry adds everyday convenience. The location is unbeatable — walking distance to downtown and the Sunnyside LRT station, minutes to SAIT, and close to everything Kensington has to offer, from boutique shopping to some of the city's best restaurants. Enjoy easy access to the Bow River pathway system, Prince's Island Park, and Riley Park, with the building itself backing directly onto McHugh Bluffs. Quick access to major roadways makes getting in and out of the city a breeze. This is a rare opportunity to own a piece of Sunnyside, one of Calgary's most sought-after inner-city communities — don't miss it!