

5, 916 3 Avenue NW
Calgary, Alberta

MLS # A2343166



\$204,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	488 sq.ft.	Age:	1965 (61 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions:	N/A
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Bright, charming, and inviting—this one-bedroom Sunnyside condo is ready to welcome you home! Quick possession is possible. Located in a small, established building on a quiet street, this well-kept unit offers a comfortable and functional layout with plenty of natural light. The spacious living room features a large patio door that fills the space with sunshine and opens to a large private balcony extending your living space to the outdoors with views of the tree lined street. The functional kitchen is conveniently positioned just off the living room and connects to a comfortable dining area, creating an open and practical space for everyday living. The generously sized bedroom offers a large wardrobe closet with excellent storage, while easy-care laminate flooring provides a clean and practical finish throughout. An assigned parking stall is included, adding everyday convenience, while the excellent location means you can easily leave the car at home. Just steps from the Sunnyside C-Train station, you’ll have easy access throughout the city, including the University of Calgary and SAIT. And when it’s time to get out and explore, the Bow River pathways, downtown and Kensington are all close by. Enjoy nearby cafés, restaurants, shops and boutiques, or take advantage of the incredible walkability that makes this such a popular inner-city community. Whether you’re a first-time buyer, investor, or simply looking for an affordable way to enjoy Calgary’s inner-city lifestyle, this bright one-bedroom condo offers an excellent opportunity in a fantastic location. A welcoming home, a quiet setting, and an unbeatable location—come see what makes this Sunnyside condo such a great place to call home! A pleasure to show!