

305, 716 3 Avenue NW
Calgary, Alberta

MLS # A2351568

\$285,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 653
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Track Lighting, Walk-In Closet(s)		
Inclusions:	None		

Top floor corner unit in a quiet concrete building in Sunnyside, a short walk to the Sunnyside LRT station and the shops and cafes of Kensington. This 836 sq ft home is on the third floor of Sol of Sunnyside, a well kept 23 unit low rise with mature trees and an assigned parking stall. Inside, hardwood, tile, and carpet run through the living and dining area, with a gas fireplace and a balcony off the living room. The kitchen has granite counters and track lighting. Both bedrooms are a generous size with walk-in closets, plus a full 4 piece bath and in-suite laundry. Condo fees include heat, gas, water, sewer, insurance, and snow removal, so monthly costs are easy to plan around. Downtown and the Bow River pathways are close by. A great fit for a first home, a downsize, or an investment in Sunnyside. Book a showing today to see it in person.