

401, 1027 1 Avenue NW
Calgary, Alberta

MLS # A2353520

\$299,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	735 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		
Inclusions:	Property comes fully furnished.		

Fully Furnished Top-Floor 2-Bedroom Condo in the Heart of Sunnyside! Enjoy the best of inner-city living in this beautifully upgraded top-floor, 2-bedroom condo in the highly sought-after community of Sunnyside! With an incredible Walk Score of 95, you're just steps away from everything this vibrant neighbourhood has to offer. The inviting kitchen features granite countertops, a spacious breakfast bar with plenty of seating, stainless steel appliances, and a generous pantry offering ample storage for food and small appliances. Throughout the home, you'll find thoughtful upgrades, including hardwood flooring, LED lighting, and upgraded plumbing fixtures. Enjoy your morning coffee or entertain friends on the oversized balcony overlooking a quiet, tree-lined street. Cozy up beside the electric fireplace, take advantage of the convenient in-suite laundry with washer and dryer and appreciate the added functionality of a dedicated in-suite storage room complete with shelving. Both bedrooms are thoughtfully situated down the hallway for added privacy, alongside a 4-piece bathroom. This home also includes an assigned parking stall with a plug-in, additional street permit parking options, and access to bike storage—perfect for an active lifestyle. The location is truly exceptional! Just half a block from the Sunnyside LRT station, you're within easy walking distance of Kensington's popular shops, cafés, and restaurants, as well as downtown Calgary via the Peace Bridge, Prince's Island Park, the Bow River pathway system, and 10th Street. Enjoy the convenience of being close to Memorial Drive while benefiting from the peaceful setting away from the bustle and the noise of downtown traffic. Whether you're a first-time buyer, professional, or investor, this fantastic condo offers an ideal

combination of comfort, convenience, and location. Pack your suitcase and move right in as it is fully furnished. Don't miss your opportunity to own this Sunnyside gem—book your showing today!