2, 906 4 Avenue NW
Calgary, Alberta

MLS # A2236197

$425,000

Division:	Sunnyside
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	1,178 sq.ft.	**Age:**	1979 (46 yrs old)
Beds:	3	**Baths:**	1 full / 1 half

Garage:	Alley Access, Covered, Off Street, Stall
Lot Size:	-
Lot Feat:	-

Heating:	Boiler, Natural Gas	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 722
Basement:	-	**LLD:**	-
Exterior:	Stucco	**Zoning:**	M-CG d72
Foundation:	-	**Utilities:**	-

Features: No Smoking Home, Sauna, Stone Counters, Storage

Inclusions: Living room TV Mount

Welcome to this truly unique and spacious 3-bedroom, 1.5-bathroom single-level condo located in one of Calgary's most sought-after inner-city neighborhoods — Sunnyside. Offering over 1100 sq ft of comfortable living, this home is perfect for those who want the ease of condo living without sacrificing outdoor space. Step inside to a bright, well-designed floor plan featuring a sleek, updated kitchen with modern finishes and plenty of prep space — ideal for home cooks and entertainers alike. The great room is anchored by a warm gas fireplace, creating an inviting space to relax and unwind. The highlight: A private, fully fenced south-facing yard complete with lush perennial flower beds, offering a peaceful retreat rarely found in condo living — perfect for gardening, relaxing, or entertaining. Sorry no dogs allowed.   This well-maintained building also offers a dry sauna, adding an extra touch of wellness and relaxation. Your condo fees cover heat, water, sewer, and insurance, providing excellent value and peace of mind. Enjoy the unbeatable convenience of this location — steps to the Bow River pathways, Kensington shops and cafes, transit, parks, and downtown. Whether you're strolling the vibrant neighborhood or commuting with ease, this location simply can't be beat. If you're looking for a condo that offers space, privacy, style, and an incredible inner-city lifestyle — this is it.