

**404, 728 3 Avenue NW
Calgary, Alberta**

MLS # A2243649



\$239,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	599 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Water: -

Floors: Ceramic Tile, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 500

Basement: -

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-CG

Foundation: -

Utilities: -

Features: Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage

Inclusions: NA

Nestled in the heart of Sunnyside, this beautifully updated one-bedroom condo offers a prime location backing onto Crescent Park, with easy access to an array of fantastic amenities. Fully renovated in 2007, the entire building boasts modern updates, including newer windows, roofing, electrical, and flooring, making this unit move-in ready. Step inside to find hardwood floors throughout, complemented by recessed lighting. The open-concept kitchen features rich chocolate cabinetry, expansive granite countertops, stainless steel appliances, a built-in microwave hood fan, and a convenient pantry for extra storage. The living area is spacious and versatile, offering plenty of room for both a cozy lounge setup and a dining table. Floor-to-ceiling windows flood the space with natural light, while the private east-facing balcony provides views of the bluffs, an ideal spot to enjoy your morning coffee. The primary bedroom is exceptionally large, easily accommodating a full bedroom suite with space for a home office setup. A generous walk-in closet offers ample storage, and the adjacent four-piece bathroom includes a soaker tub/shower, granite vanity, and tiled flooring for a spa-like touch. A stacked washer and dryer are conveniently tucked away in the laundry closet. This unit is perfect for first-time buyers or investors, with an unbeatable location minutes from SAIT, the University of Calgary, Children’s Hospital, and Foothills Hospital. Enjoy the charm of Kensington, Prince’s Island Park, and downtown Calgary, all just moments away. Don’t miss this opportunity to own in one of the city’s most sought-after communities!