

**302, 836 4 Avenue NW  
Calgary, Alberta**

**MLS # A2245707**



**\$180,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	555 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 565
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** na

**PRICE REDUCED!!!** Bright & Inviting 1-Bedroom Condo in the Heart of Sunnyside Welcome to Unit 302 at 836 4 Avenue NW—a charming 3rd floor condo offering comfort, convenience, and a vibrant urban lifestyle. This 1-bedroom, 1-bathroom home features a bright and functional layout, highlighted by a south-facing balcony that fills the space with natural light—perfect for enjoying your morning coffee or unwinding after a busy day. The unit includes a spacious in-suite storage room, providing ample space for your belongings. An assigned parking stall ensures hassle-free parking, and the common laundry facilities are conveniently located within the building. Situated just steps from the Sunnyside C-Train station, Safeway, and the eclectic shops and eateries of Kensington, you'll have everything you need within easy reach. Enjoy leisurely strolls along the Bow River pathways, or take a short walk to downtown Calgary. Nearby parks like Riley Park and McHugh Bluff offer green spaces for relaxation and recreation. Experience the perfect blend of tranquility and city living in this well-maintained condo. Whether you're a first-time buyer, downsizing, or seeking an investment opportunity, Unit 302 is a must-see.