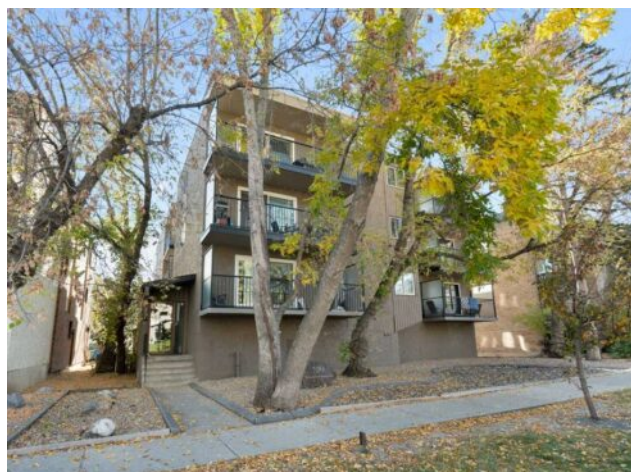


301, 709 3 Avenue NW  
Calgary, Alberta

MLS # A2263495



# \$200,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Sunnyside                          |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 638 sq.ft.                         | Age:   | 1977 (48 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                    |            |          |
|-------------|------------------------------------|------------|----------|
| Heating:    | Baseboard, Forced Air, Natural Gas | Water:     | -        |
| Floors:     | Laminate, Tile                     | Sewer:     | -        |
| Roof:       | Tar/Gravel                         | Condo Fee: | \$ 497   |
| Basement:   | None                               | LLD:       | -        |
| Exterior:   | Stucco, Wood Frame, Wood Siding    | Zoning:    | M-CG d72 |
| Foundation: | Poured Concrete                    | Utilities: | -        |
| Features:   | Ceiling Fan(s)                     |            |          |

Inclusions: none

Trendy and bright top-floor walk-up condo in the heart of sought-after Sunnyside! This spacious 637 sq. ft. third-floor walk-up offers the perfect blend of inner-city living and everyday comfort. The open-concept layout features a generous living room with laminate flooring that opens to a large northwest-facing balcony—a peaceful spot surrounded by mature trees. The kitchen, accented with retro tile flooring, adjoins a cozy dining area—ideal for casual meals or entertaining friends. The primary bedroom comfortably can accommodate a Queen-sized bed, and the unit includes in-suite storage plus a convenient "all-in-one" washer/dryer. Enjoy peace of mind in this well-managed 15-unit complex. Small cats/dogs with board approval are permitted. Building is scheduled for fresh paint and new carpet in 2026. The balconies and patio doors have also been replaced over the last 3 years. The board has been diligent about following the reserve fund study. Additional amenities include bike storage and shared laundry facilities in the basement. Assigned parking is partially covered at the rear of the building. Immediate possession is available. Walking distance LRT, bus, Bow River, biking paths, and a plethora of eateries, shops & amenities. Enjoy Inner city living at an affordable price.