

\$499,900 - 832 3 Avenue Nw, Calgary

MLS® #A2109234

\$499,900

2 Bedroom, 1.00 Bathroom, 747 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

Nestled in the heart of Sunnyside, one of Calgary's most delightful communities, this 1914 classic bungalow presents a unique blend of historical charm and modern potential.

This inviting residence is perfect for those starting their homeownership journey or seeking a prime holding property with future building prospects.

Key Features:

Future Potential: Represents a perfect holding property for a future building site, boasting potential for mountain and river views that promise an unparalleled living experience.

Location: An unbeatable location in Sunnyside, known for its strong community spirit and beautiful settings.

Accessibility: Walking distance to all amenities Kensington has to offer - from shopping, schools, and restaurants to transit, ensuring convenience at your doorstep.

Outdoor Lifestyle: Steps away from the Bow River and its pathways, this home is perfect for those who cherish an active outdoor lifestyle amidst nature's beauty.

Bedrooms: 2 generously sized bedrooms offering comfort and privacy.

Bathroom: A full 4-piece bathroom, combining convenience with classic style.

Living Spaces: The house features a spacious kitchen alongside a living room dining room combo, drenched in natural light, creating a welcoming atmosphere for both relaxation and entertainment.



This bungalow is more than just a home; it's a lifestyle offering in one of Calgary's most sought-after neighborhoods. Whether you're drawn to its historical roots, charmed by its potential, or captivated by the community's vibrancy, this property promises a blend of comfort, convenience, and future possibilities. A rare opportunity to own a piece of Calgary's heritage in Sunnyside, where every day feels like a walk through history with the modern world just around the corner.

Built in 1914

Essential Information

MLS® #	A2109234
Price	\$499,900
Sold Price	\$499,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	747
Acres	0.07
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	832 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J4

Amenities

Parking Spaces	1
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Parking Off Street

Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Partial, Unfinished

Exterior

Exterior Features Other, Private Yard

Lot Description Back Lane, Back Yard, Rectangular Lot, See Remarks

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 21st, 2024

Date Sold March 5th, 2024

Days on Market 13

Zoning M-CGd72

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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