

\$424,973 - B, 606 3 Avenue Nw, Calgary

MLS® #A2110266

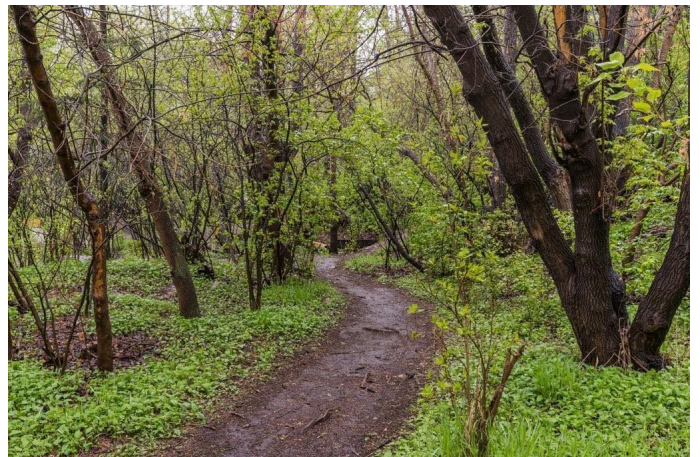
\$424,973

2 Bedroom, 1.00 Bathroom, 883 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

DOWNTOWN LIVING AT ITS BEST!! Amazing 2 bedroom pet friendly condo in the heart of Sunnyside. The first thing you see is a large yard area at the front of the unit great for entertaining. After entering the generous foyer space you come into the open kitchen/living room area with eating bar. The living room has a cozy fireplace & large window. The bright kitchen includes stainless steel appliances & and a roomy pantry/storage area. Upstairs is the Master bedroom with a private deck for your morning coffee- and generous closet space. There is a second, good sized bedroom as well as an open den/office area. A washer and dryer plus full bathroom complete the upper lever. Outdoor assigned parking is included for your convenience. This complex is self- managed by devoted owners. Conveniently, right across the street is New Edinborough Park with a large playground and park area with chairs, fire pit and a skating rink. This building backs on to McHugh Bluff Park with walking trails surrounded by grasslands. There is a stairway with a viewing platform where you have amazing views of downtown. Park your vehicle and lace up those running shoes because everything you could possibly need is a short stroll away. Sunnyside is the neighbourhood to live in if you want to see the best of what Calgary has to offer. It is a fantastic place to go shopping, take a walk along the beautiful Bow River or get involved with the community. Close to downtown with access across the Peace



Bridge and near the popular shopping & restaurant district of Kensington. Convenient to transit and Princeâ€™s Island Park, Sunnyside really does have it all.

Built in 1978

Essential Information

MLS® #	A2110266
Price	\$424,973
Sold Price	\$425,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	883
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	B, 606 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J1

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings

Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4
Basement	None

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Other
Roof	Membrane
Construction	Stucco, Wood Frame, Wood Siding

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 17th, 2024
Days on Market	12
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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