

\$299,900 - 302, 720 1 Avenue Nw, Calgary

MLS® #A2117010

\$299,900

2 Bedroom, 1.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

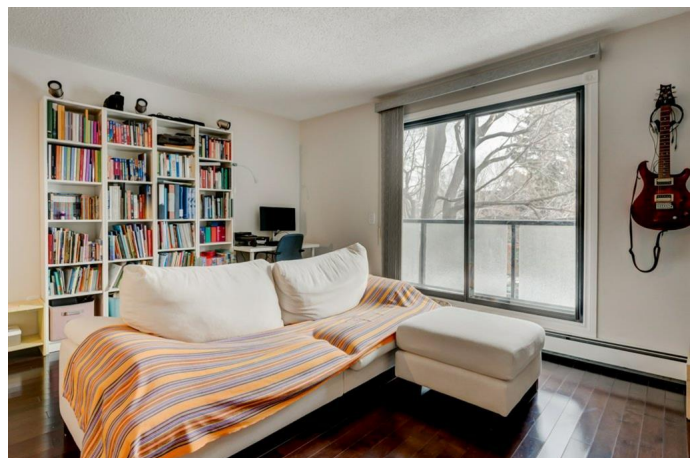
This Sunnyside gem offers bright, open living space, two bedrooms & a tastefully updated kitchen â€” crisp white cabinetry, stainless steel appliances & granite countertops. Rich toned hardwood enhances the main living area & the bedrooms. A cozy gas fireplace offers warmth & creates a cheerful ambiance on cold winter nights. There is in-suite laundry & a covered parking stall is a definite bonus of this lovely home. The sunny balcony overlooks a tree lined street & offers downtown views. The unit faces SE so it gets plenty of natural light. The tree outside creates shade in the summer helping to keep the unit cool but lets in all the winter sunshine. This is a well run building with a healthy reserve fund. Windows were replaced in 2023. Sunnyside is a delightful neighbourhood, home to friendly, community minded residents, street art & events. It is within walking distance of Kensington, river pathways, the Peace bridge, Prince's Island & McHugh Bluff. A five minute drive takes you downtown or to the shops & restaurants of 17 Ave. Schools, parks & shopping are all within easy reach in this quiet oasis just minutes from downtown. Donâ€™t delay, call to view it today!

Built in 1977

Essential Information

MLS® # A2117010

Price \$299,900



Sold Price	\$310,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	844
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	302, 720 1 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0A1

Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Covered, Stall

Interior

Interior Features	Ceiling Fan(s), Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
# of Stories	4

Exterior

Exterior Features	None
Roof	Asphalt/Gravel, Flat, Tar/Gravel

Construction Brick, Stone, Wood Frame, Wood Siding

Additional Information

Date Listed March 25th, 2024
Date Sold April 11th, 2024
Days on Market 17
Zoning M-CG d72
HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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