

\$224,900 - 306, 728 3 Avenue Nw, Calgary

MLS® #A2121641

\$224,900

1 Bedroom, 1.00 Bathroom, 582 sqft

Residential on 0.00 Acres

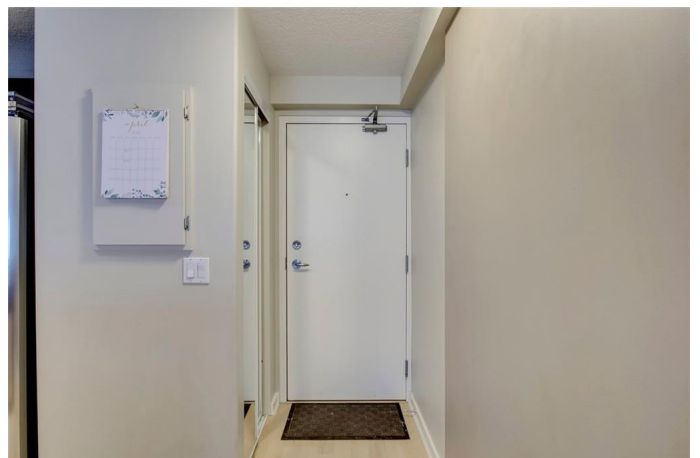
Sunnyside, Calgary, Alberta

Welcome to Seasons of Sunnyside! Situated in the vibrant community of Sunnyside, this boutique third-floor corner unit offers a charming abode to call your own. Upon entry, you'll appreciate the abundance of natural light and the spacious, airy ambiance. The kitchen boasts stainless steel appliances, granite countertops, and a raised breakfast bar for casual dining. Relax in the cozy yet spacious living room, complete with a gas-burning fireplace and west-facing windows with direct access to the concrete patio, offering views of McHugh Bluff Park. The generously sized bedroom, in-suite laundry, storage room, and well-appointed 4-piece bathroom featuring a fully tiled shower complete this delightful apartment. Enjoy the convenience of this inner-city location, with direct access to parks and the Bow River Pathway System, just three blocks from the LRT, a 10-minute stroll to Princeâ€™s Island Park, and Calgaryâ€™s Downtown Core. Don't miss out on this great value - call today to schedule a viewing!

Built in 1969

Essential Information

MLS® #	A2121641
Price	\$224,900
Sold Price	\$236,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	582
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	306, 728 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J1

Amenities

Amenities	Storage
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Membrane, Tar/Gravel
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 19th, 2024
Days on Market	8
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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