\$269,900 - 203, 716 3 Avenue Nw, Calgary

MLS® #A2130091

\$269,900

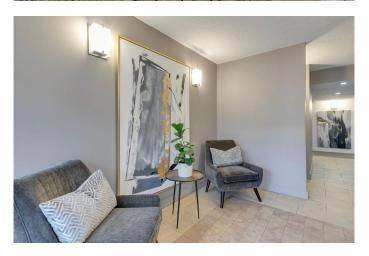
1 Bedroom, 1.00 Bathroom, 598 sqft Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Inner city living at its finest here at the Sol of Sunnyside. Enjoy this beautiful 1 bedroom/1 bathroom condo nestled in the heart of Sunnyside with views of McHugh Bluff and located with steps to charming coffee shops and restaurants. A modern and functional kitchen is equipped with gleaming appliances, granite counters, pantry and a centre island with raised breakfast bar. The living room boasts a great built-in media cabinet with an abundance of shelving, pot lights, and an electric fireplace. Step out onto your private balcony that faces the lush treed bluff for zen-like tranquility. A generous bedroom offers mirrored sliding closet doors and a 4pc bath comes with storage. The convenience of having your own in-suite laundry with extra storage adds to the appeal of this fabulous unit. Sol of Sunnnyside is a quiet concrete building with low condo fees that include heat and water/sewer. Flooring has been recently upgraded in the main living space. The unit is currently tenant occupied and the tenant would like to stay for any investors looking for a near turn-key unit. This property is also ideal for first time home buyers looking to get into the market. If you're looking for an idyllic lifestyle with considerable amenities, walking/bike paths nearby, and quick easy access to the DT Core, then this is the condo for you!







Built in 1969

Essential Information

MLS® # A2130091
Price \$269,900
Sold Price \$268,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 598

Acres 0.00

Year Built 1969

Type Residential
Sub-Type Apartment
Style Low-Rise(1-4)

Status Sold

Community Information

Address 203, 716 3 Avenue Nw

Subdivision Sunnyside
City Calgary
County Calgary
Province Alberta

Postal Code T2N 0J1

Amenities

Amenities Parking, Snow Removal

Parking Spaces 1

Parking Assigned, Parking Lot, Stall

Interior

Interior Features Bookcases, Built-in Features, Granite Counters, Kitchen Island, Open

Floorplan, Pantry, Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked

Heating Baseboard, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas

of Stories 3

Exterior

Exterior Features Balcony

Roof Tar/Gravel

Construction Concrete, Stucco

Foundation Poured Concrete

Additional Information

Date Listed May 8th, 2024

Date Sold May 22nd, 2024

Days on Market 14

Zoning M-CG d72

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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