

\$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 Sunnyside 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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