

\$500,000 - 931 3 Avenue Nw, Calgary

MLS® #A2131853

\$500,000

3 Bedroom, 2.00 Bathroom, 783 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

INVESTOR ALERT! RARE OPPORTUNITY!

Welcome to this charming single detached home with M-CG ZONING nestled in the vibrant Sunnyside community! You can easily create a SEPARATE ENTRANCE for a basement suite potential (please consult the City). Just a few steps away from the Sunnyside LRT C-Train station. This lovely residence offers the perfect blend of comfort and convenience. It is located within walking distance of Downtown Calgary, Bow River pathways, Riley Park, the famous 17 Ave SW, Kensington shops, cafes, and restaurants. This home presents endless opportunities for outdoor enjoyment and entertainment, as well as proximity to a range of excellent schools (Sunnyside School K-6, Rosedale School K-9, Queen Elizabeth High School 10-12, and Crescent Heights High School 10-12). Don't miss out on this opportunity to make this delightful Sunnyside home yours! It is ideal for families, professionals and investors alike. Please call to schedule a private viewing today and discover the epitome of urban living in Calgary.

Built in 1918

Essential Information

MLS® #	A2131853
Price	\$500,000
Sold Price	\$550,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	783
Acres	0.07
Year Built	1918
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	931 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J7

Amenities

Parking	Off Street, On Street
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Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Washer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
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Date Sold	May 17th, 2024
Days on Market	1
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office Homecare Realty Ltd.

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