

\$299,900 - 307, 716 3 Avenue Nw, Calgary

MLS® #A2134928

\$299,900

2 Bedroom, 1.00 Bathroom, 844 sqft

Residential on 0.00 Acres

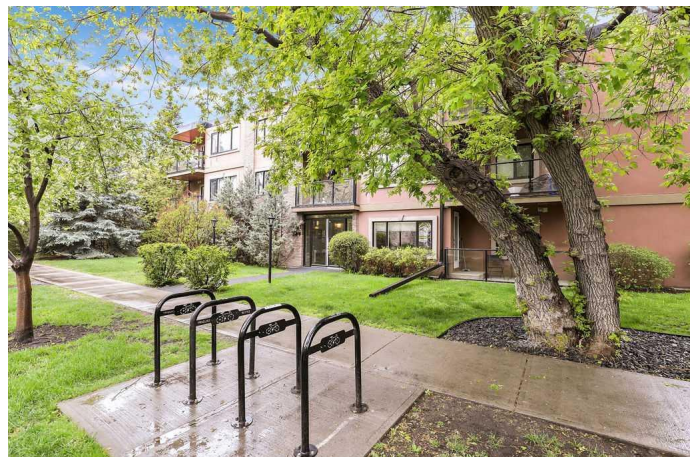
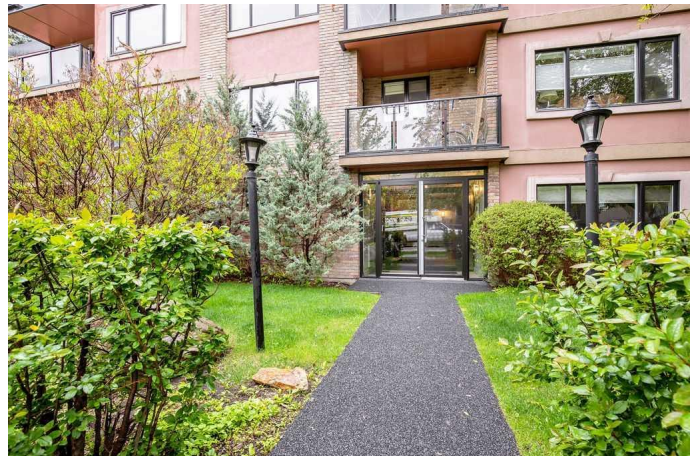
Sunnyside, Calgary, Alberta

Welcome to the Sol of Sunnyside!!! Backing onto the McHugh bluffs, This 843 sq ft top floor condo is Located in the sought after community of Sunnyside. Enjoy great green spaces coupled with all the advantages of inner city living. Stepping into this charming building you can see its well taken care of. The condo unit has a great foyer to bring your guests in, new vinyl plank throughout most of the living space. The kitchen has granite countertops, cork flooring, Stainless steel appliances, pantry and a dishwasher!! it opens to a large living room with large windows to let in the natural light. Step out onto the private balcony and enjoy your morning coffee or BBQ and enjoy the view of the trees and foliage that Sunnyside is known for! head down the hallway where you have a your in suite laundry, 4 piece bathroom and 2 bedrooms. The large master has large windows and a walk-in closet!! This building is close to coffee shops, pubs, shopping, walking paths, transit and is a quick walk to downtown or Princess island park. Perfect for investors and first time home buyers. Welcome home!!!

Built in 1969

Essential Information

MLS® #	A2134928
Price	\$299,900
Sold Price	\$360,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	844
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	307, 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	Off Street, Stall

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Flat, Tar/Gravel
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	May 24th, 2024
Date Sold	May 28th, 2024
Days on Market	4
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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