

\$299,900 - 101, 728 3 Avenue Nw, Calgary

MLS® #A2141085

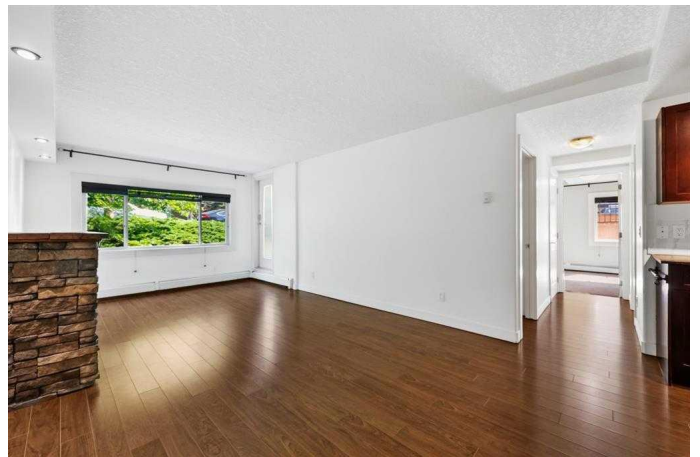
\$299,900

2 Bedroom, 1.00 Bathroom, 830 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Largest two bedroom apartment in Seasons of Sunnyside. Bright, clean, modern, in a quiet location near to all amenities. This is the perfect place for a young family or professional couple. This unit is located on a quiet tree-lined street in Sunnyside within easy walking distance of grocery stores, great coffee and restaurant options, the river pathway system, the Peace Bridge and downtown (easy walking distance for those who work there). The condo has modern appliances including an in-suite high efficiency washer and dryer. Great features like a stone fireplace (electric), high quality laminated floors, and a modern kitchen with granite countertops and under-cabinet lighting. Note that after photos were taken, walls and baseboards were professionally painted (June 2024) The built-in-dishwasher & Microwave/ Hood Fan were installed September 2020. The large master bedroom is well lit by two large windows, with a walk-in closet, ample space for a king sized bed, furniture or even a home office. The second bedroom also has a closet with plenty of storage space, and can fit a queen sized bed, or could be used as an office or exercise room. The bathroom was renovated in 2020 with new tile on the floors and walls, a new separated tub, and high quality frameless glass shower. Situated on the ground floor of a 5-storey building so you don't have to worry about packing groceries or bikes up and down stairs or waiting for an elevator. There is a secured main entry and



lobby as well as private access on the patio via a keyless entry. The large patio has space for plants, a barbecue and seating, and is fronted by a nicely landscaped grassy area. The building is situated on a calm street which features a park and playground two blocks away. The building is backed by a wooded bluff which includes an off-leash area for dogs, and a trail system leading up towards Crescent Heights and McHugh Bluff. A great spot for anyone who wants to avoid a long commute, yet still wants a quiet and friendly neighborhood to call home. Walking distance amenities include: - Sunnyside C-train station - Sunnyside Natural Market - Sidewalk Citizen Bakery - Safeway - Kensington Wine Market - Multiple coffee shops - Great pubs and a diversity of restaurants - Two off-leash dog areas - Park and playground - River pathways.

Built in 1969

Essential Information

MLS® #	A2141085
Price	\$299,900
Sold Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	830
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	101, 728 3 Avenue Nw
Subdivision	Sunnyside

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0J1

Amenities

Amenities	Elevator(s), Parking, Trash
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 25th, 2024
Days on Market	12
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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