

\$650,000 - 931 1 Avenue Nw, Calgary

MLS® #A2143929

\$650,000

2 Bedroom, 1.00 Bathroom, 1,032 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

Canada Day Open House Cancelled! (Monday 01 July). Bask in the authentic historic charm of the sought-after community of Sunnyside. This fabulous 2 bedroom home is located 1 block from the Bow River pathway system and a 2 minute walk to all the shopping, restaurants and entertainment that is the Kensington community. Walk across the Peace Bridge to work, or hop on the C-Train, conveniently located 2 blocks away. As you enter this sunny and bright home you will enjoy the hardwood flooring, numerous windows and lovely spaces for your living and dining areas. The front porch has been enclosed, offering an ample mud room and 3-season seating area. Walk through the main living area into the functional and updated kitchen. The laundry is off the kitchen with its own storage area. Upstairs you will find a spacious primary bedroom, 2nd bedroom, and full bathroom with an authentic clawfoot tub. The south-facing back yard is private and offers a gardener's dream. In the rear, off the alley, there is a single garage currently used for gardening storage, and parking off-street for one car. Fresh interior paint has enhanced the light and bright feel of this gorgeous character home, and new shingles add value and check off a major renovation.

Built in 1912

Essential Information



MLS® #	A2143929
Price	\$650,000
Sold Price	\$639,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,032
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	931 1 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0A6

Amenities

Parking Spaces	1
Parking	Alley Access, Off Street

Interior

Interior Features	No Smoking Home, Soaking Tub, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Gazebo, Front Yard, Garden, Level
Roof	Asphalt Shingle

Construction	Wood Frame, Wood Siding
Foundation	Combination, Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 10th, 2024
Days on Market	12
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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