

\$745,000 - 728 1 Avenue Nw, Calgary

MLS® #A2177254

\$745,000

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

This beautifully renovated home in Sunnyside offers an array of upgrades and thoughtful features that enhance both comfort and functionality. The interior and exterior have undergone extensive renovations, providing a modern yet cozy living space. High-efficiency windows and new doors allow for abundant natural light while ensuring excellent energy efficiency. On the main floor, you'll find stunning hardwood flooring in the kitchen, bedrooms, and living room, creating a warm and inviting atmosphere throughout.

The bathroom has elegant marble tile in the shower, complementing the modern design. The living room features a gas fireplace, providing a perfect setting for relaxation during colder months. The home is equipped with a high-efficiency boiler, offering both reliable heating and on-demand hot water, and a fresh air exchanger ensures optimal indoor air quality.

Radiant heating is thoughtfully integrated throughout the house with upgraded Myson and Hudson Reed radiators, including towel racks in the bathrooms. The home is also equipped with four zones of radiant heat, providing personalized comfort in different areas of the home.

The kitchen and bathrooms are designed with high-end finishes, including sleek quartz countertops and custom cabinetry that ties the



spaces together with a modern yet timeless appeal. Bosch appliances in the kitchen offer top-of-the-line performance, making meal preparation a joy. The custom cabinetry is matched throughout the kitchen, bathrooms, and laundry area for a cohesive, functional look. Additionally, the plumbing and electrical systems have been upgraded to meet modern standards.

The home also features a finished and heated garage with composite flooring and puck lighting. It is also wired for EV charging and internet, making it a year round multi use space, such as an at home office or gym.

Outside, the property is fully fenced with new 6” vinyl fencing along the sides and rear, complemented by a 3” picket fence in the front. The front and backyards have been designed to maximize usability, with raised beds for gardening, a large backyard concrete patio and a beautiful hops canopy that adds charm and greenery.

The home is not only quiet and incredibly functional but also thoughtfully designed to make the most of every space, offering a unique blend of luxury, practicality, and comfort in one of Calgary's most desirable neighbourhoods.

Built in 1910

Essential Information

MLS® #	A2177254
Price	\$745,000
Sold Price	\$735,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.07

Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	728 1 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0A1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Natural Gas, Baseboard, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Front Yard, Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2024
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Date Sold	December 2nd, 2024
Days on Market	27
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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