\$307,000 - 303, 701 3 Avenue Nw, Calgary

MLS® #A2221578

\$307,000

2 Bedroom, 1.00 Bathroom, 806 sqft Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to this Beautiful, Bright 2 bedroom + 1 bathroom, end unit Inner City condo in a Concrete building which is located on one of Sunnyside's quietest streets where you are a short walk or bike ride from everything including, Kensington, Downtown, the Bow River walkways or bike paths, Princess Island Park, Riley Park, SAIT, the Sunnyside C-Train station and some of the Best shops, eateries and pubs that Calgary has to offer! This very spacious Home with views of Downtown has been impeccably cared for and fully upgraded throughout over the years and boast tons of natural light with it's south exposure! Enjoy the Huge Quartz Island which blends in Perfectly with the Fabulous Kitchen that has tons of storage, Granite counters, Stainless Steel appliances and Overlooks the Generously sized Living room complete with more views of Downtown! There is a large storage closet that quite easily could be converted into a computer area/library for the discerning buyer! Vinyl plank floors are throughout and the primary bedroom is vey generous in size and comes with a huge walk-in closet and downtown views! The second bedroom is the Perfect size for a Home Office, Guest room or Yoga/Workout room and the 4-piece bath with double sinks, tile floors and a wonderful floor to ceiling tiled shower with a 10 mil glass door and a washing machine round out this Special Home! The whole building has received new windows and patio doors AND water, sewer and heat are included in the condo fees plus





the building is extremely well managed with a property manager living on site and each unit is provided a parking stall. This building is also located at the base of McHugh Bluff which spans two NW communities with a portion of it running along Memorial Drive and is a popular place for commuters, joggers and dog walkers! This home is truly an address to be proud of!

Built in 1971

Essential Information

MLS® # A2221578 Price \$307,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 806

Square Footage 806
Acres 0.00
Year Built 1971

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 303, 701 3 Avenue Nw

Subdivision Sunnyside
City Calgary
County Calgary
Province Alberta
Postal Code T2N0J3

Amenities

Amenities Bicycle Storage, Parking, Snow Removal, Trash

Parking Spaces 1

Parking Assigned, Stall

of Garages 1

Interior

Interior Features Granite Counters, Kitchen Is

See Remarks, Track Lighting

Appliances Dishwasher, Electric Stove,

Remarks, Washer, Window C

Heating Hot Water, Natural Gas

Cooling None

of Stories 4

Exterior

Exterior Features Balcony
Construction Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 32

Zoning M-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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