

# \$709,900 - 927 3 Avenue Nw, Calgary

MLS® #A2259780

**\$709,900**

3 Bedroom, 2.00 Bathroom, 1,172 sqft  
Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

Welcome to this charming Victorian-era residence located in the highly sought-after community of Sunnyside. Perfectly positioned on beautiful, tree-lined 3rd Avenue, this 1.5-storey, 3-bedroom home offers the ideal blend of character, convenience, and urban lifestyle.

Just steps away from the Sunnyside LRT Station, ACME Pizza, and the countless restaurants and coffee shops of Kensington — including The Roasterie, Higher Ground, Regal Cat Café, Oolong Tea, Vero Bistro, Hayden Block, and Osteria Chef's Table — you'll love living in the heart of it all. Sunnyside Elementary School is only a five-minute walk, and you're within easy walking distance of the Peace Bridge and downtown Calgary.

Inside, the main floor features 9-foot ceilings and solid hardwood flooring that continues throughout both the main and upper levels. The layout includes a spacious living room, a formal dining area, and a bright kitchen with a cozy breakfast nook. Upstairs, you'll find three bedrooms and a full 4-piece bathroom. The fully finished basement provides additional living space with a large recreation/family room (perfect for a gym or media area), a 3-piece bathroom, and a generous laundry/storage room. Outside, the south-facing yard offers a private patio surrounded by mature shrubs and a detached single garage.

This home has been well maintained and is ideal for a young family or a professional



couple seeking a character property close to downtown.  
Book your private viewing today and experience the charm of Sunnyside living!

Built in 1912

**Essential Information**

MLS® #	A2259780
Price	\$709,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,172
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

**Community Information**

Address	927 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J7

**Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 4th, 2025
Days on Market	1
Zoning	M-CG d72

## Listing Details

Listing Office	RE/MAX First
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