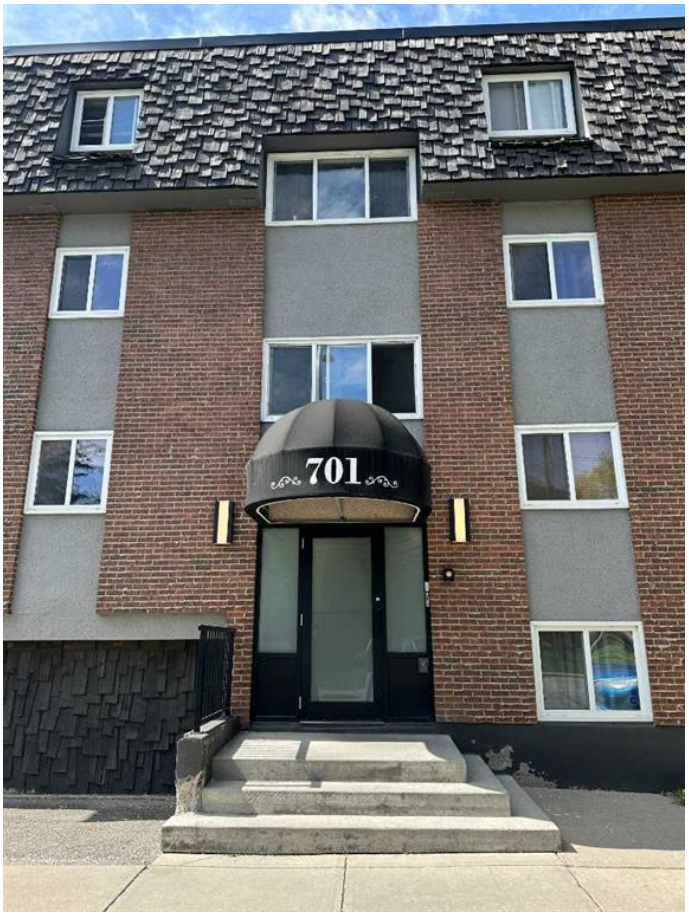
$325,000 - 303, 701 3 Avenue Nw, Calgary

MLS® #A2221578

$325,000
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	$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
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	10
Zoning	M-CG

Listing Details

Listing Office	Real Estate Professionals Inc.

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