

\$199,000 - 202, 709 3 Avenue Nw, Calgary

MLS® #A2198059

\$199,000

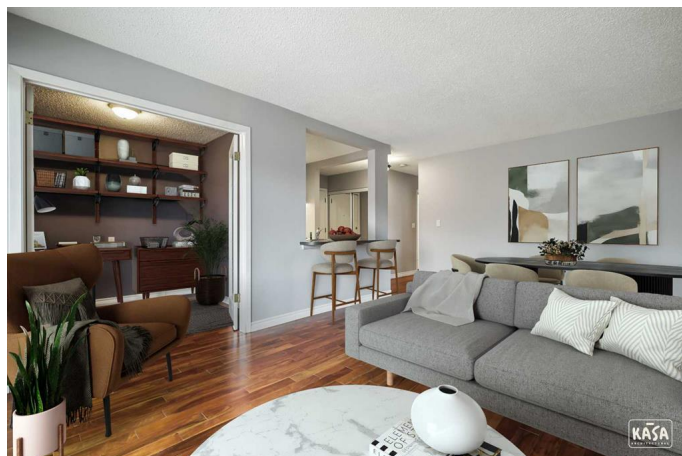
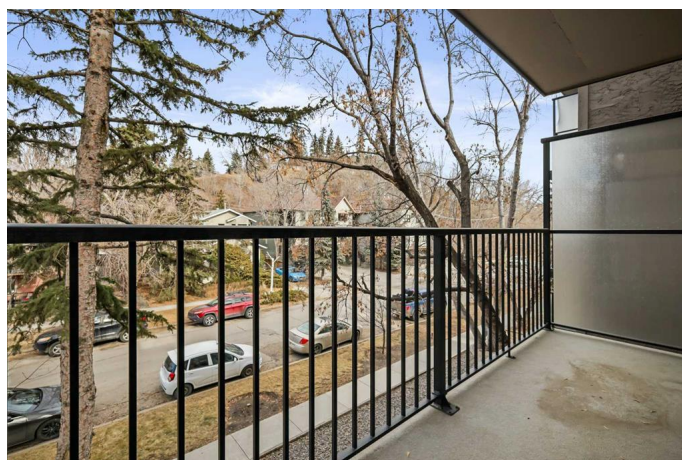
1 Bedroom, 1.00 Bathroom, 629 sqft
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to this charming 1 bedroom plus den, 1-bath condo located in the highly sought-after and WALKABLE Sunnyside community! This unit boasts an OPEN CONCEPT floor plan with natural light, perfect for those who appreciate a comfortable living space. The unit boasts a large den off the living room for extra space or work from home.

The generously sized bedroom also offers plenty of closet space and natural light from the large window. The main 4-piece bathroom is modern and clean, with a shower-tub combination and a great sized vanity. Conveniently, the IN-SUITE combo washer/dryer LAUNDRY is here too. As a bonus, the building has an additional laundry room for those bulkier items. 1 SMALL DOG OR 1 CAT allowed.

Perfectly situated close to the LRT, shopping, downtown, and all essential amenities, this condo offers both comfort and accessibility. Don't miss out on this fantastic opportunity—schedule your viewing today!



Built in 1977

Essential Information

| | |
|----------|-----------|
| MLS® # | A2198059 |
| Price | \$199,000 |
| Bedrooms | 1 |

| | |
|----------------|-------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 629 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 202, 709 3 Avenue Nw |
| Subdivision | Sunnyside |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 0J3 |

Amenities

| | |
|----------------|------------------|
| Amenities | Parking, Laundry |
| Parking Spaces | 1 |
| Parking | Assigned, Stall |

Interior

| | |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Breakfast Bar |
| Appliances | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Natural Gas, Baseboard |
| Cooling | None |
| # of Stories | 3 |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | Balcony |
| Roof | Tar/Gravel |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 6 |

Zoning

M-CG

Listing Details

Listing Office

Real Estate Professionals Inc.

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