

# \$204,900 - 103, 720 1 Avenue, Calgary

MLS® #A2197010

**\$204,900**

1 Bedroom, 1.00 Bathroom, 490 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Have you been dreaming about downtown living? Or maybe you are an investor looking for the perfect location? (short term rental available with board approval) Well, its time to make those dreams a reality! Welcome to 720 1 avenue nestled in the vibrant Sunnyside community - a neighbourhood that truly lives up to its name. Just two minutes from the iconic Peace Bridge, this location offers seamless access to the other side of the Bow River, where you can enjoy scenic walks in Prince's Island Park and all the excitement of downtown. This cozy 1 bedroom 1 bathroom apartment features an open concept layout, in-suite laundry for added convenience, and an assigned parking stall- so no need to worry about downtown parking. The unit also boasts newer windows and blinds, along with combination of laminate and carpet flooring for a modern yet comfortable feel. Enjoy this perfectly situated unit, just step away from an abundance of amenities, including restaurants, shops, the river, schools, Sunnyside C-train station, theatres, The Hillhurst-Sunnyside Farmers Market and so much more!

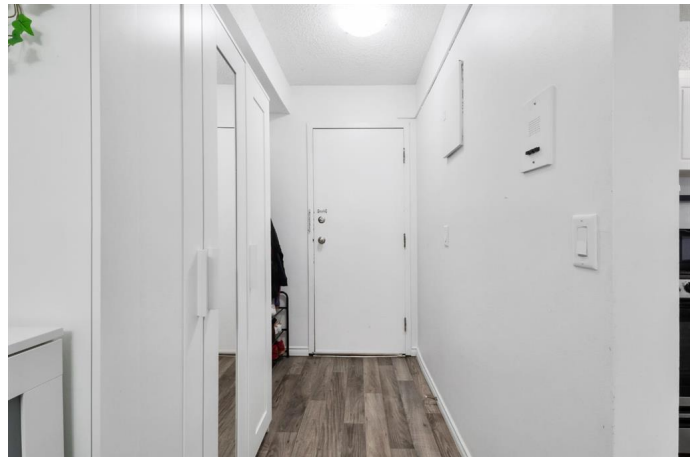
Built in 1977

## Essential Information

MLS® #                      A2197010

Price                        \$204,900

Bedrooms                1



Bathrooms	1.00
Full Baths	1
Square Footage	490
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	103, 720 1 Avenue
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0A1

### Amenities

Amenities	Park, Playground, Snow Removal
Parking Spaces	1
Parking	Off Street, Assigned, Stall

### Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Electric Stove, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Brick, Stone, Wood Frame

### Additional Information

Date Listed	February 27th, 2025
Days on Market	61

Zoning

M-CG

Listing Details

Listing Office

Town Residential

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.