

\$325,000 - 301, 716 3 Avenue Nw, Calgary

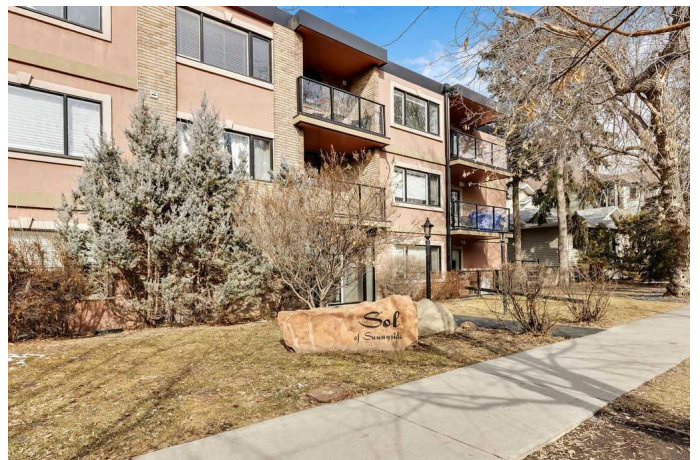
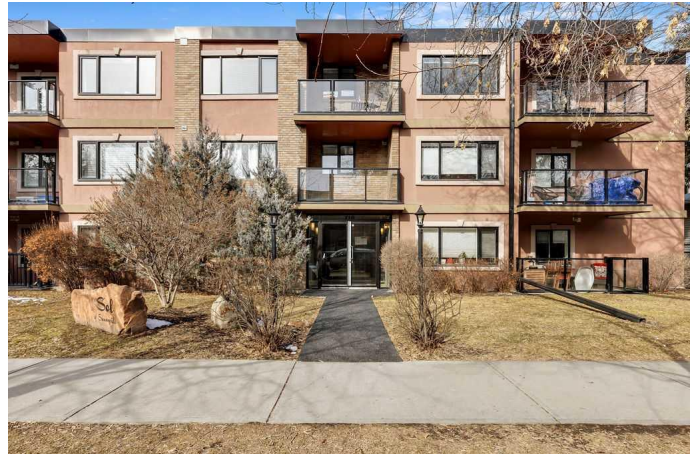
MLS® #A2198947

\$325,000

2 Bedroom, 1.00 Bathroom, 842 sqft
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to the Sol of Sunnyside!!! Backing onto the McHugh bluffs, This 842 sq ft top floor, SW corner unit condo is Located in the sought after community of Sunnyside. Enjoy great green spaces coupled with all the advantages of inner city living. Stepping into this charming concrete building you can see its well taken care of. The Hvac was upgraded in 2023 along with deck floors and membranes. The condo unit has a great foyer to bring your guests in, Beautiful Hardwood flows through most of the living space. The kitchen, which was updated in 2023 has new granite countertops, new backsplash, upgraded Stainless steel appliances, pantry and a dishwasher!! it opens to a large living room with large windows to let in the natural light. Step out onto the private balcony and enjoy your morning coffee or BBQ, enjoy the view of the trees and foliage that Sunnyside is known for and you have a view of downtown! Head down the hallway where you have 2 large bedrooms, in suite laundry and a massive bathroom. The bathroom was updated in 2023 with a new shower, vanity, granite countertop, wall/floor tiling and faucets. The large master has large windows, new automated blinds and a walk-in closet!! You have an assigned parking stall closest to the door. This building is close to coffee shops, pubs, shopping, walking paths, transit and is a quick walk to downtown or Princess island park. Perfect for investors and first time home buyers. Welcome home!!!



Built in 1969

Essential Information

MLS® #	A2198947
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	842
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	301, 716 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J1

Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Off Street, Stall, Paved, Plug-In

Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
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Roof	Tar/Gravel, Flat
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	5
Zoning	M-CG

Listing Details

Listing Office	CIR Realty
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