

# \$174,900 - 1, 916 3 Avenue Nw, Calgary

MLS® #A2204465

**\$174,900**

1 Bedroom, 1.00 Bathroom, 467 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

WALKABLE LIFESTYLE at an affordable price! Enjoy a lifestyle that is both healthy and convenient! Located on a gorgeous tree lined street in the desirable and trendy community of Sunnyside, this 10-unit concrete building is very well run and offers a fantastic lifestyle choice. The kitchen has been upgraded, the unit has neutral flooring in great condition, and you can enjoy the deep soaker tub in your trendy apartment right after work or after a run on one of the many bike paths close by. Conveniently located just 10 minutes to downtown, you can walk, run, or take your bike out along the riverside pathways, or enjoy a quick walk to all the best that Kensington has to offer. It's an easy walk to downtown and is about a 10-minute walk to the LRT with only 2 minutes on the train to SAIT or 10 minutes to U of C. You will love being able to enjoy the Bow River, bike paths and Prince's Island, as well as your favorite shops in Kensington, all from this super convenient location. This unit is located on the river in a concrete complex, which means sound is not an issue, and insurance costs are reduced. This is a friendly and safe neighbourhood, and the complex provides security cameras and recycling as an added bonus. This cute unit is move in ready for an amazing lifestyle at an affordable price.

Built in 1965

## Essential Information



MLS® #	A2204465
Price	\$174,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	467
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1, 916 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J6

### **Amenities**

Amenities	Storage
Parking Spaces	1
Parking	Stall, Assigned

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Level
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

## **Additional Information**

Date Listed            April 1st, 2025

Days on Market      3

Zoning                M-CG

## **Listing Details**

Listing Office        Century 21 Bravo Realty

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