\$185,000 - 101, 836 4 Avenue Nw, Calgary

MLS® #A2205308

\$185,000

1 Bedroom, 1.00 Bathroom, 485 sqft Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

*Seller will pay for 6 months condo fees to make your transition into home ownership a breeze! *Welcome to Sunnyside Serenityâ€"a space that radiates charm, warmth, and thoughtful design. Located on a mature, peaceful street, this 1-bedroom condo blends convenience and character. Surrounded by boutique shops, inviting cafes, and delightful restaurants, it offers a vibrant yet tranquil lifestyle.

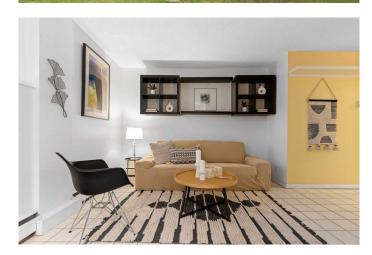
Step inside to discover a layout that balances function and comfort. The cozy living room invites you to unwind, while the bright kitchen provides an ideal spot for culinary creativity, with an adjacent dining area perfectly suited for meals and moments shared. The bedroom offers a serene retreat, conveniently located just steps from a well-appointed four-piece bathroom.

With privacy as a hallmark, this condo stands alone on its own level, offering an exclusive space to call home. A secure storage locker is conveniently situated right outside the door, laundry facilities are just steps away. No stairs are required to navigate from the assigned parking space behind the building, making daily errands a breeze.

Set in the heart of Sunnyside, this property is a gateway to a lifestyle rich in amenities. From the scenic pathways of Riley Park and the nearby McHugh Bluff, as well as Prince's







Island to the charming treasures found in Little Free Libraries scattered through the neighbourhood, the area is a delight to explore. With the C-Train just a short walk away, connections to downtown, SAIT, and beyond are effortless.

Sunnyside offers a cohesive, welcoming community with all the essentials close at hand, including a quick 3-minute walk to Safeway for those last-minute ingredients. This condo is more than a place to liveâ€"it's an invitation to a life well-lived in a community that feels like home.

Built in 1971

Essential Information

MLS® # A2205308 Price \$185,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 485 Acres 0.00 Year Built 1971

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 101, 836 4 Avenue Nw

Subdivision Sunnyside

City Calgary
County Calgary
Province Alberta
Postal Code T2N 0M8

Amenities

Amenities Coin Laundry, Parking, Storage

Parking Spaces

Parking Assigned, Stall

Interior

Interior Features Bookcases, Built-in Features, Storage

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)

Heating Baseboard, Hot Water

Cooling None

of Stories 3

Exterior

Exterior Features None

Construction Brick, Wood Frame

Additional Information

Date Listed March 25th, 2025

Days on Market 10

Zoning M-CG d72

Listing Details

Listing Office Real Estate Professionals Inc.

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