



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**716 3 Avenue #104, Calgary T2N 0J3**

MLS® #: **A2171527**      Area: **Sunnyside**      Listing Date: **10/09/24**      List Price: **\$263,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$5k, 29-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1969**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Off Street, Stall**

Finished Floor Area

Abv Sqft: **602**  
 Low Sqft:  
 Ttl Sqft: **602**

DOM

**73**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard, Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick, Concrete, Stucco**  
 Flooring: **Carpet, Laminate, Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>3`10" x 2`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`1" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 7`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`7" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 9`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`5" x 4`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>2`2" x 2`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$421**      Title: **Fee Simple**      Zoning: **M-CG**

Legal Desc: 0414020

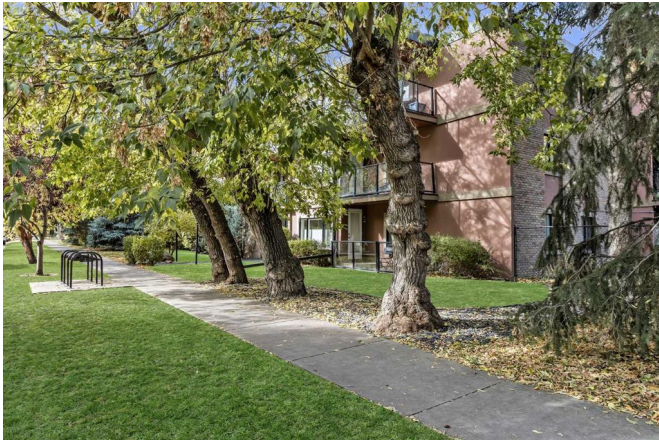
Fee Freq:  
**Monthly**

Remarks

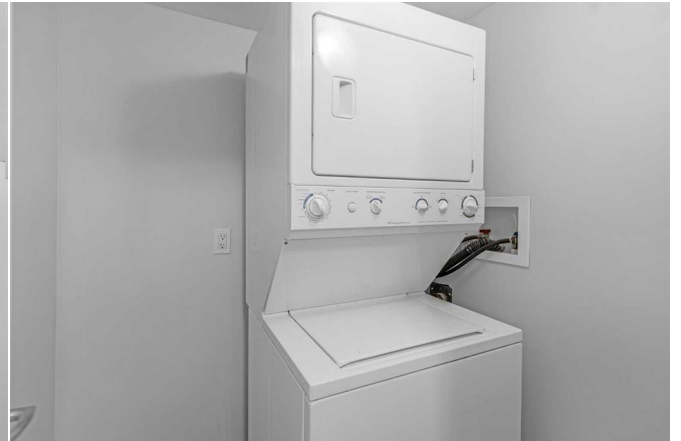
Pub Rmks: **Prime location in Sunnyside! This charming ground-floor one-bedroom condo offers unbeatable convenience and walkability. Located just steps away from Kensington's vibrant shops, restaurants, and nightlife, this unit is perfect for those who want the best of city living. Enjoy a quick stroll to downtown, the beautiful Bow River pathways, and easy access to green spaces for outdoor enthusiasts. SAIT is just a short distance away, making this an ideal spot for students or professionals. With the C-train nearby, commuting is a breeze. This unit is ideal as your home or for long-term rentals. Experience the perfect balance of urban convenience and community charm**

Inclusions:  
Property Listed By: **Electric Fireplace  
Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









104-716 3 Ave NW, Calgary, AB

Main Floor Interior Area 602.31 sq ft



0 3 6  
PREPARED: 2024/10/25  
While regions are excluded from total floor area in INSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.