



THE
A-TEAM

**RE/MAX
FIRST**

716 3 Avenue #104, Calgary T2N 0J3

MLS® #: **A2171527** Area: **Sunnyside** Listing Date: **10/09/24** List Price: **\$268,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 02-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

42
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

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

Legal/Tax/Financial

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

Legal Desc: 0414020

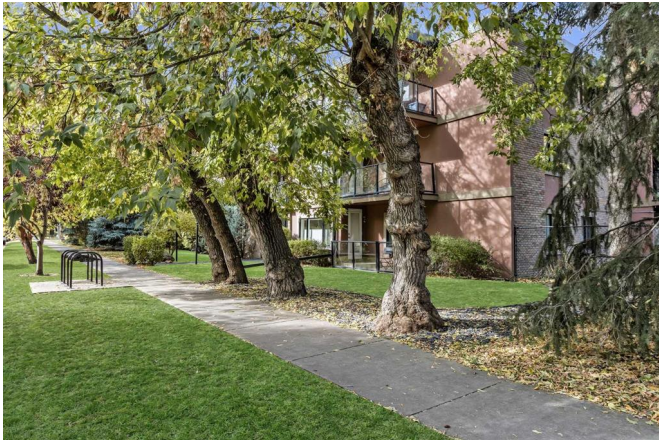
Fee Freq:
Monthly

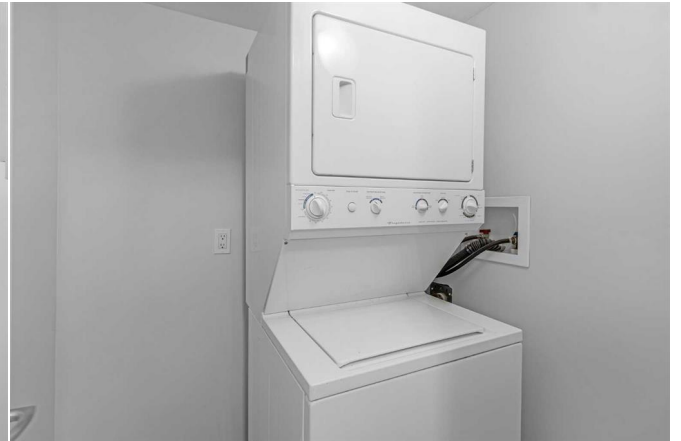
Remarks

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.