



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1032 1 Avenue #6, Calgary T2N 0A7**

MLS® #: **A2181811**      Area: **Sunnyside**      Listing Date: **12/05/24**      List Price: **\$359,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1980**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Covered,Stall**

Finished Floor Area  
 Abv Sqft: **1,038**  
 Low Sqft:  
 Ttl Sqft: **1,038**

DOM

**35**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Stucco,Wood Frame,Wood Siding**  
 Heating: **Baseboard,Natural Gas**      Flooring: **Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Laminate Counters,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 11`10"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>15`1" x 17`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 12`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 9`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 8`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 5`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`0" x 8`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$619**      Title: **Fee Simple**      Zoning: **M-CG**

Fee Freq:  
**Monthly**

Legal Desc: **8010768**

Remarks

Pub Rmks: **Welcome to this beautifully renovated 3-bedroom condo located on a quiet cul-de-sac in the heart of Sunnyside, one of Calgary's most vibrant and desirable communities. Offering over 1,000 square feet of thoughtfully designed living space, this home combines modern upgrades with unparalleled convenience, making it the perfect choice for urban professionals, young families, or those looking to downsize without compromise. Step inside and be greeted by a fresh, contemporary feel thanks to recent renovations that include brand-new timeless white cabinets, sleek countertops, a stylish and classic subway backsplash, updated walnut hardwood flooring, and a completely modernized bathroom. The bright and spacious living area is perfect for entertaining, featuring a cozy electric fireplace and access to a large private balcony where you can relax and unwind. The adjacent dining area seamlessly connects to the kitchen, creating a functional flow ideal for hosting friends and family. The primary bedroom is generously sized, offering two closets for ample storage. Two additional bedrooms provide flexibility for a home office, guest room, or growing family. A tastefully updated 4-piece bathroom, along with linen closets and a welcoming coat closet at the entrance, ensures plenty of storage throughout the home and for added convenience, enjoy the in-suite laundry. This condo also includes a covered parking stall at the rear of the building, along with an additional assigned storage space. Whether you're enjoying summer evenings on your private balcony or soaking in panoramic views from the shared rooftop patio, this home offers an enviable lifestyle in a quiet, well-maintained building. The location is second to none. Just steps from your door, you'll find the lively Kensington district with its trendy shops, restaurants, and coffee spots. Downtown Calgary is within walking distance, as is easy access to public transit, including the LRT. Grocery stores, theatres, and pubs are all just moments away, making it effortless to immerse yourself in the best the city has to offer. This is more than a home—it's a gateway to the vibrant, urban lifestyle you've been dreaming of. With its stunning updates and unbeatable location, this Sunnyside condo is a rare find that won't last long.**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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









