



THE
A-TEAM

**RE/MAX
FIRST**

728 3 Avenue #305, Calgary T2N 0J1

MLS® #: **A2185654**

Area: **Sunnyside**

Listing Date: **01/07/25**

List Price: **\$319,880**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **832**
Low Sqft:
Ttl Sqft: **832**

DOM

25
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Off Street

Utilities and Features

Roof:
Heating: **Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony, Other**

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

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Elevator**
Utilities: **Cable Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8' 0" x 9' 6"	Living/Dining Room Combination	Main	11' 2" x 20' 6"
4pc Bathroom	Main	0' 0" x 0' 0"	Bedroom - Primary	Main	8' 11" x 10' 3"
Bedroom	Main	9' 5" x 14' 7"	Laundry	Main	2' 11" x 3' 3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$761

Fee Simple

M-CG

Fee Freq:
Monthly

Legal Desc: 0414017

Remarks

Pub Rmks: **Classic Updated Condo in Sunnyside Discover this updated home featuring a east-facing balcony ,overlooking a mature, treed green space.. Inside, wide-plank engineered hardwood floors flow throughout the space, creating a warm and calm atmosphere. The upgraded kitchen is makes cooking easy.., boasting modern cabinetry, stainless steel appliances, granite countertops, Adjacent to the kitchen, the living room is centered around a cozy fireplace with built-in shelving, offering a warm and welcoming ambiance. The modern 4-piece bathroom is tastefully updated with granite countertops, and the spacious primary bedroom provides a comfortable retreat with a walk-in closet for ample storage. Additional conveniences include a full-sized washer and dryer within the unit and an off-street parking stall conveniently located near the front entrance. Amazing Sunnyside neighborhood, this property offers a vibrant location. Enjoy walking distance to the located in the desirable Sunnyside neighborhood, this home offers unparalleled convenience. Enjoy walking distance to the vibrant shops and amenities of Kensington, a few blocks from the BOW River pathway system, and only a short stroll into downtown Calgary. Combining style, comfort, and an unbeatable location, this property is the perfect place to live, with vibrant shops, c -train cafe's and restaurants in Kensington, just a few blocks from the amazing River pathway system, and only a short stroll into downtown Calgary. Combining style, comfort, and an unbeatable location, this exceptional condo is the perfect place to be. ---**

Inclusions: **2 front door fobs, 2 sets of door keys post box key**

Property Listed By: **Royal LePage Solutions**

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







