



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**728 3 Avenue #404, Calgary T2N 0J1**

MLS® #: **A2195547**

Area: **Sunnyside**

Listing Date: **03/07/25**

List Price: **\$275,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **599**  
Low Sqft:  
Ttl Sqft: **599**

DOM

**36**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned, Plug-In, Stall**

Utilities and Features

Roof:  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`4" x 5`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 14`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`7" x 11`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`0" x 18`8"</b>

Legal/Tax/Financial

Condo Fee: **\$500**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-CG**

Legal Desc: 0414017

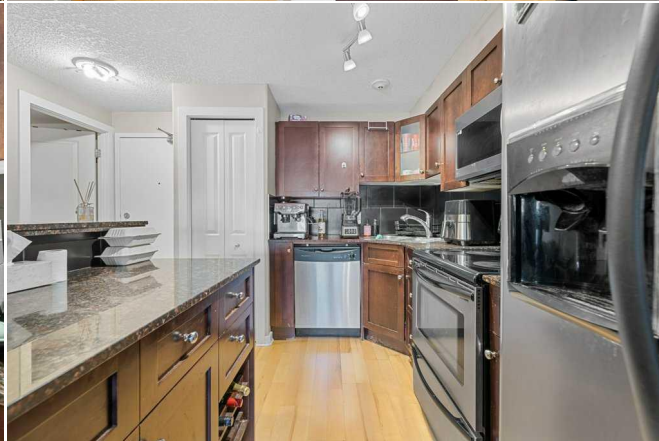
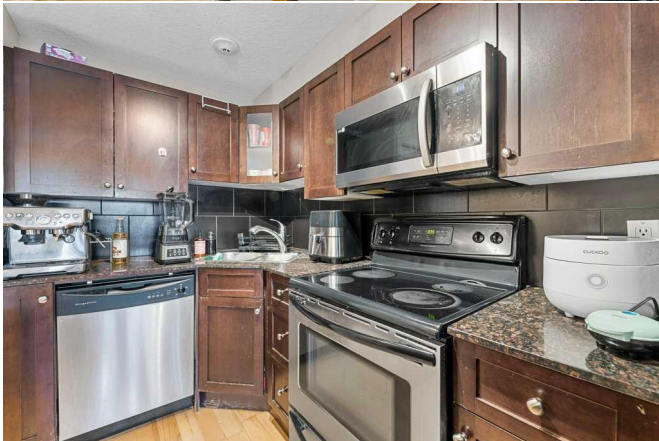
Remarks

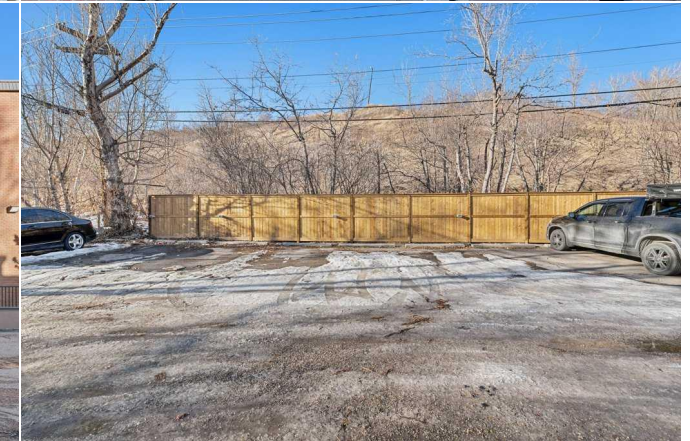
Pub Rmks: **Nestled in the heart of Sunnyside, this beautifully updated one-bedroom, top-floor condo offers a prime location backing onto Crescent Park, with easy access to an array of fantastic amenities. Fully renovated in 2007, the entire building boasts modern updates, including newer windows, roofing, electrical, and flooring, making this unit move-in ready. Step inside to find hardwood floors throughout, complemented by recessed lighting. The open-concept kitchen features rich chocolate cabinetry, expansive granite countertops, stainless steel appliances, a built-in microwave hood fan, and a convenient pantry for extra storage. The living area is spacious and versatile, offering plenty of room for both a cozy lounge setup and a dining table. Floor-to-ceiling windows flood the space with natural light, while the private east-facing balcony provides views of the bluffs, an ideal spot to enjoy your morning coffee. The primary bedroom is exceptionally large, easily accommodating a full bedroom suite with space for a home office setup. A generous walk-in closet offers ample storage, and the adjacent four-piece bathroom includes a soaker tub/shower, granite vanity, and tiled flooring for a spa-like touch. A stacked washer and dryer are conveniently tucked away in the laundry closet. This unit is perfect for first-time buyers or investors, with an unbeatable location minutes from SAIT, the University of Calgary, Children's Hospital, and Foothills Hospital. Enjoy the charm of Kensington, Prince's Island Park, and downtown Calgary, all just moments away. Don't miss this opportunity to own in one of the city's most sought-after communities!**

Inclusions: Na  
Property Listed By: eXp Realty

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







**404-728 3 Ave NW, Calgary, AB**

Main Floor Interior Area 399.13 sq ft



0 3 6 ft

PREPARED: 2025/02/24



White regions are excluded from total floor area in GUCCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.