



THE
A-TEAM

**RE/MAX
FIRST**

720 1 Avenue #103, Calgary T2N 0A1

MLS® #: **A2197010**

Area: **Sunnyside**

Listing Date: **02/27/25**

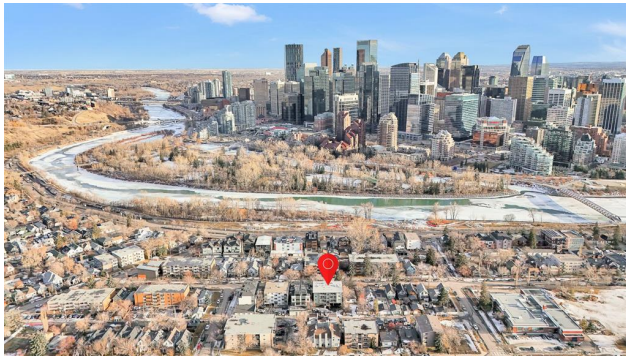
List Price: **\$204,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1977**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **490**
Low Sqft:
Ttl Sqft: **490**

DOM

47

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Other**

Construction:

Brick,Stone,Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat: **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> |
|---------------------|--------------|---------------------|----------------|--------------|----------------------|
| Living Room | Main | 10`2" x 9`8" | Kitchen | Main | 11`9" x 4`10" |
| Dining Room | Main | 9`5" x 5`0" | Bedroom | Main | 9`9" x 9`4" |
| 4pc Bathroom | Main | 7`7" x 4`11" | Laundry | Main | 4`7" x 3`11" |

Legal/Tax/Financial

Condo Fee:

\$389

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

M-CG

Legal Desc:

9910578

Remarks

| | |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pub Rmks: | Have you been dreaming about downtown living? Or maybe you are an investor looking for the perfect location? (short term rental available with board approval) Well, its time to make those dreams a reality! Welcome to 720 1 avenue nestled in the vibrant Sunnyside community - a neighbourhood that truly lives up to its name. Just two minutes from the iconic Peace Bridge, this location offers seamless access to the other side of the Bow River, where you can enjoy scenic walks in Prince's Island Park and all the excitement of downtown. This cozy 1 bedroom 1 bathroom apartment features an open concept layout, in-suite laundry for added convenience, and an assigned parking stall- so no need to worry about downtown parking. The unit also boasts newer windows and blinds, along with combination of laminate and carpet flooring for a modern yet comfortable feel. Enjoy this perfectly situated unit, just step away from an abundance of amenities, including restaurants, shops, the river, schools, Sunnyside C-train station, theatres, The Hillhurst-Sunnyside Farmers Market and so much more! |
| Inclusions: | N/A |
| Property Listed By: | Town Residential |

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





