



THE
A-TEAM

**RE/MAX
FIRST**

836 4 Avenue #101, Calgary T2N 0M8

MLS® #: **A2205308**

Area: **Sunnyside**

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

List Price: **\$185,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Assigned,Stall

Finished Floor Area

Abv Sqft: **485**
Low Sqft:
Ttl Sqft: **485**

DOM

11
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **None**

Construction: **Brick,Wood Frame**
Flooring: **Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)**
Int Feat: **Bookcases,Built-in Features,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`8" x 9`10"	4pc Bathroom	Main	7`8" x 5`0"
Living Room	Main	11`0" x 10`2"	Kitchen	Main	9`2" x 6`5"
Dining Room	Main	7`4" x 7`3"			

Legal/Tax/Financial

Condo Fee:
\$536

Title: **Fee Simple**
Fee Freq:

Zoning: **M-CG d72**

Monthly

Legal Desc: 9611175

Remarks

Pub Rmks: ***Seller will pay for 6 months condo fees to make your transition into home ownership a breeze! *Welcome to Sunnyside Serenity—a space that radiates charm, warmth, and thoughtful design. Located on a mature, peaceful street, this 1-bedroom condo blends convenience and character. Surrounded by boutique shops, inviting cafes, and delightful restaurants, it offers a vibrant yet tranquil lifestyle. Step inside to discover a layout that balances function and comfort. The cozy living room invites you to unwind, while the bright kitchen provides an ideal spot for culinary creativity, with an adjacent dining area perfectly suited for meals and moments shared. The bedroom offers a serene retreat, conveniently located just steps from a well-appointed four-piece bathroom. With privacy as a hallmark, this condo stands alone on its own level, offering an exclusive space to call home. A secure storage locker is conveniently situated right outside the door, laundry facilities are just steps away. No stairs are required to navigate from the assigned parking space behind the building, making daily errands a breeze. Set in the heart of Sunnyside, this property is a gateway to a lifestyle rich in amenities. From the scenic pathways of Riley Park and the nearby McHugh Bluff, as well as Prince's Island to the charming treasures found in Little Free Libraries scattered through the neighbourhood, the area is a delight to explore. With the C-Train just a short walk away, connections to downtown, SAIT, and beyond are effortless. Sunnyside offers a cohesive, welcoming community with all the essentials close at hand, including a quick 3-minute walk to Safeway for those last-minute ingredients. This condo is more than a place to live—it's an invitation to a life well-lived in a community that feels like home.**

Inclusions: **None**
Property Listed By: **Real Estate Professionals Inc.**

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





