

# \$950,000 - 810 3 Avenue Nw, Calgary

MLS® #A2240045

**\$950,000**

2 Bedroom, 2.00 Bathroom, 1,291 sqft  
Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

Charming Sunnyside Detached with Designer Upgrades & Backyard Oasis. Step into timeless character with this meticulously upgraded 2-storey home in the heart of Sunnyside, just a 5-minute walk from the Peace Bridge, river pathways, and Kensington. This pre-inspected property has been meticulously maintained by current owners from past 30 years. Originally built in 1914, this detached gem blends historic charm with modern craftsmanship, offering a unique living experience on one of Calgary's most beloved neighbourhoods. As you enter through beautiful front porch, the main level welcomes you with a warm living and dining area anchored by a handcrafted curved gas fireplace, and engineered hardwood floors. The thoughtfully designed kitchen features custom maple cabinetry, one-of-a-kind granite countertops, heated concrete floors, and a seating peninsula that looks out to the lush backyard—perfect for morning coffee or evening wine. Upstairs, you'll find two bedrooms and a luxurious spa-style bathroom with heated floors boasting a steam shower, custom concrete vanity, and his & hers walk-in closets with maple cabinetry. The fully finished basement offers a recreation room, second full bathroom, laundry area and flex space to use as you please. Outside, escape to your private backyard oasis with expansive composite deck, a natural gas fire table, and a show-stopping oversized heated and insulated garage featuring stone detailing and a



vineyard-inspired mural. It's the perfect setting for outdoor entertaining or quiet evenings under the stars. With exceptional walkability, unmatched character, and custom-crafted features throughout, this home is perfect for professionals or downsizers seeking inner-city lifestyle without compromise. You won't find another like it.

Built in 1914

**Essential Information**

MLS® #	A2240045
Price	\$950,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,291
Acres	0.07
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	810 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0J4

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized
# of Garages	2

**Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Recessed Lighting, Steam Room, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Gas Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Rectangular Lot, Views, Native Plants
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	3
Zoning	M-CG d72

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.