

# \$200,000 - 301, 709 3 Avenue Nw, Calgary

MLS® #A2263495

**\$200,000**

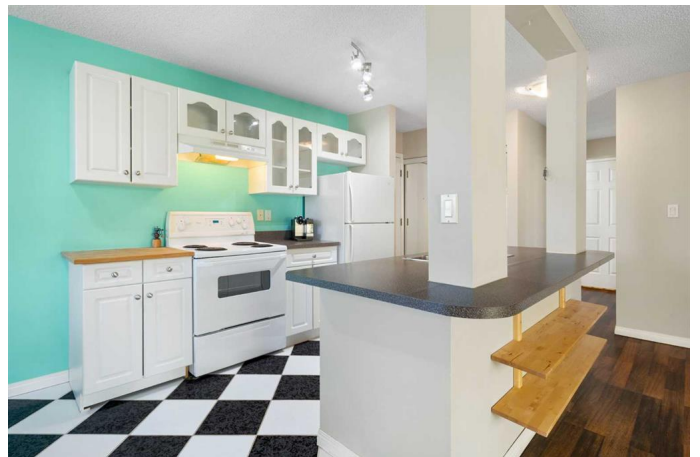
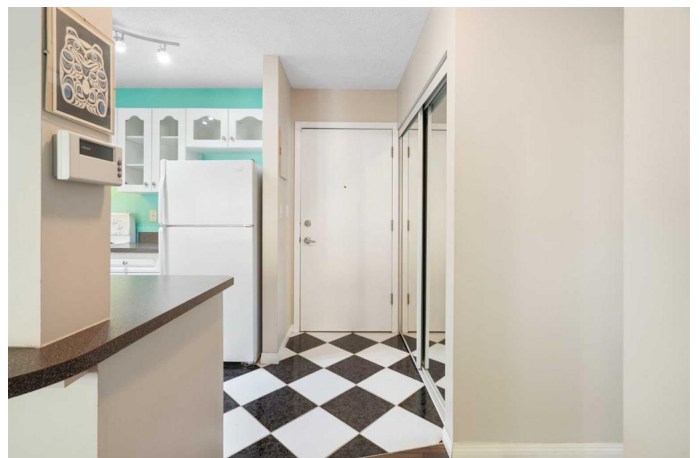
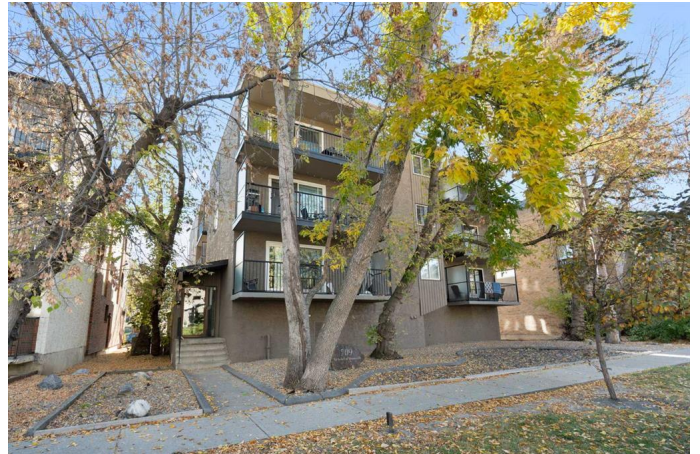
1 Bedroom, 1.00 Bathroom, 638 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Trendy and bright top-floor walk-up condo in the heart of sought-after Sunnyside! This spacious 637 sq. ft. third-floor walk-up offers the perfect blend of inner-city living and everyday comfort. The open-concept layout features a generous living room with laminate flooring that opens to a large northwest-facing balcony—a peaceful spot surrounded by mature trees. The kitchen, accented with retro tile flooring, adjoins a cozy dining area—ideal for casual meals or entertaining friends. The primary bedroom comfortably can accommodate a Queen-sized bed, and the unit includes in-suite storage plus a convenient "all-in-one" washer/dryer. Enjoy peace of mind in this well-managed 15-unit complex. Small cats/dogs with board approval are permitted. Building is scheduled for fresh paint and new carpet in 2026. The balconies and patio doors have also been replaced over the last 3 years. The board has been diligent about following the reserve fund study. Additional amenities include bike storage and shared laundry facilities in the basement. Assigned parking is partially covered at the rear of the building. Immediate possession is available. Walking distance to LRT, bus, Bow River, biking paths, and a plethora of eateries, shops & amenities. Enjoy Inner city living at an affordable price.

Built in 1977



## Essential Information

MLS® #	A2263495
Price	\$200,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	638
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	301, 709 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0J3

## Amenities

Amenities	Bicycle Storage, Coin Laundry
Parking Spaces	1
Parking	Assigned, Stall
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Baseboard, Forced Air, Natural Gas
Cooling	Other
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony
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Roof	Tar/Gravel
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 11th, 2025
Zoning	M-CG d72

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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