

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

MLS® #A2263495

**\$200,000**

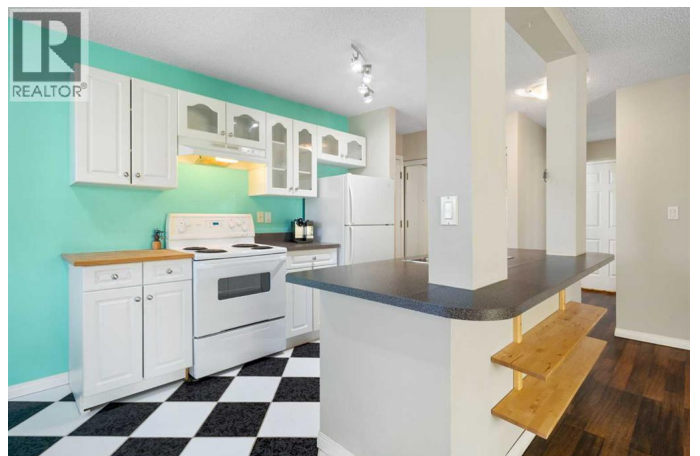
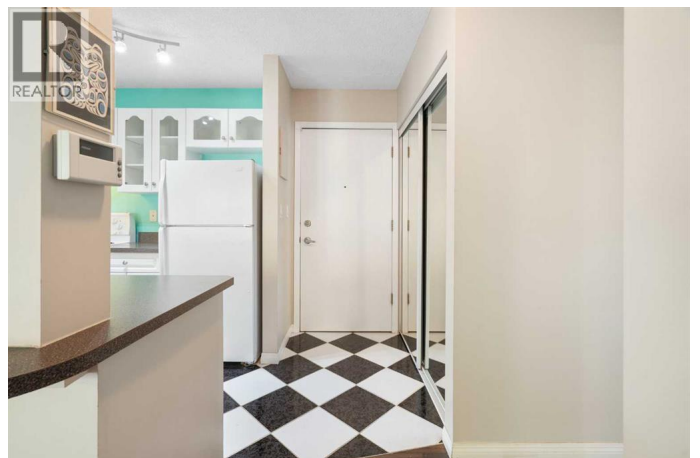
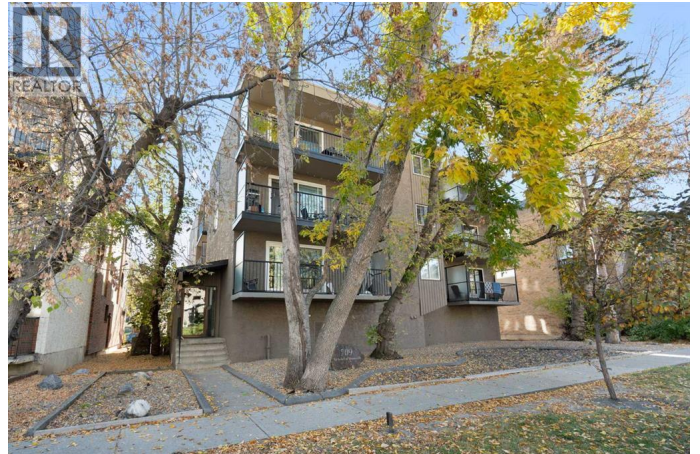
1 Bedroom, 1.00 Bathroom, 638 sqft

Single Family

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. (id:6289)

Built in 1977



## Essential Information

Listing #	A2263495
Price	\$200,000
Bedrooms	1
Bathrooms	1.00
Square Footage	638
Year Built	1977
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

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

## Amenities

Amenities	Park, Shopping
Parking Spaces	1

## Interior

Appliances	Refrigerator, Oven - Electric, Dishwasher, Microwave, Window Coverings, Washer & Dryer
Heating	Natural gas Baseboard heaters, Forced air
Cooling	See Remarks
# of Stories	3

## Exterior

Exterior	Stucco, Wood siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------



Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 11:16pm CDT