

# \$300,000 - 305, 728 3 Avenue Nw, Calgary

MLS® #A2185654

**\$300,000**

2 Bedroom, 1.00 Bathroom, 832 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Classic Updated Condo in Sunnyside  
Discover this updated home featuring a east-facing balcony, overlooking a mature, treed green space.. Inside, wide-plank engineered hardwood floors flow throughout the space, creating a warm and calm atmosphere. One cat or one dog allowed (with board approval) no size restriction

The upgraded kitchen makes cooking easy., boasting modern cabinetry, stainless steel appliances, granite countertops, Adjacent to the kitchen, the living room is centered around a cozy fireplace with built-in shelving, offering a warm and welcoming ambiance.

The modern 4-piece bathroom is tastefully updated with granite countertops, and the spacious primary bedroom provides a comfortable retreat with a walk-in closet for ample storage. Additional conveniences include a full-sized washer and dryer within the unit and an off-street parking stall conveniently located near the front entrance.

Amazing Sunnyside neighborhood, this property offers a vibrant location. Enjoy walking distance to the located in the desirable Sunnyside neighborhood, this home offers unparalleled convenience. Enjoy walking distance to the vibrant shops and amenities of Kensington, a few blocks from the BOW River pathway system, and only a short stroll into



downtown Calgary.

Combining style, comfort, and an unbeatable location, this property is the perfect place to live, with vibrant shops, c -train cafe's and restaurants in Kensington, just a few blocks from the amazing River pathway system, and only a short stroll into downtown Calgary. Combining style, comfort, and an unbeatable location, this exceptional condo is the perfect place to be.

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Built in 1969

### **Essential Information**

MLS® #	A2185654
Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	832
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	305, 728 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J1

### **Amenities**

Amenities	Elevator(s), Parking
Utilities	Cable Available
Parking Spaces	1
Parking	Assigned, Off Street

### **Interior**

Interior Features	Elevator
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Microwave Hood Fan
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Other
Construction	Concrete, Stucco

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	63
Zoning	M-CG

### **Listing Details**

Listing Office	Royal LePage Solutions
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