



GRASSROOTS
REALTY GROUP

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810 3 Avenue NW
Calgary, Alberta

MLS # A2240045



\$950,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	1914 (111 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Na		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Concrete, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	Front entry shoe cabinet, Deck natural gas Fire Table can be negotiated		

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 neighbourhood. 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.

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