



GRASSROOTS
REALTY GROUP

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204, 728 3 Avenue NW
Calgary, Alberta

MLS # A2330767



\$230,000

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Hardwood

Roof: -

Basement: -

Exterior: Mixed

Foundation: -

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters

Water: -

Sewer: -

Condo Fee: \$ 555

LLD: -

Zoning: M-CG d72

Utilities: -

Inclusions: None

~ Location. Lifestyle. Value.- An unbeatable combination of location, lifestyle, and value makes this beautifully updated condo a standout opportunity in sought-after Sunnyside~Whether you're an investor, first-time buyer, student, downsizer, or urban professional , this one-bedroom condo offers exceptional value in one of Calgary's most walkable neighbourhoods. A short walk to the Sunnyside LRT Station and the vibrant shops, cafés, restaurants, and amenities of Kensington, you'll also enjoy easy access to the Bow River pathways, parks, and downtown—making it easy to embrace a true walkable lifestyle. Situated on the second floor of a well-managed, pet-friendly building with low condo fees, this bright and inviting home is filled with natural light from oversized windows. The open-concept layout seamlessly connects the kitchen, dining, and living areas, while the cozy fireplace creates a warm and welcoming focal point for relaxing or entertaining. The renovated kitchen is both stylish and functional, featuring a central island with an eating bar, generous prep space, a pantry for added storage, and an efficient layout designed for everyday living. The spacious bedroom easily accommodates a queen-sized bed and additional furnishings, while the well-appointed 4-piece bathroom, complete with a built-in linen closet, is conveniently located nearby. A standout feature is the oversized in-suite laundry and storage room—an increasingly rare and highly desirable convenience that adds exceptional functionality and enhances long-term rental appeal. Step outside to your large private balcony, perfect for morning coffee, summerBBQs, or simply unwinding outdoors. Additional highlights include an assigned parking stall (#4). Offering a proven inner-city location, exceptional walkability, low monthly carrying costs , and strong investment

potential, this move-in-ready condo is an outstanding opportunity for homeowners and investors alike.