



GRASSROOTS
REALTY GROUP

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3, 906 4 Avenue NW
Calgary, Alberta

MLS # A2334504



\$434,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,070 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 828
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Chandelier, Closet Organizers, Recessed Lighting, Soaking Tub, Track Lighting		

Inclusions: n/a

Built in 1980 during Sunnyside's celebrated period of community-led urban revitalization, this distinctive 14-residence low-rise offers architectural character rarely found in newer condominium developments. Its varied floor plans, generous windows, private outdoor spaces and unusual multi-level configurations reflect a more imaginative era of inner-city design. Predating the Sunnyside LRT, the building now enjoys a front-row position beside the revitalized Bow to Bluff pathway corridor. Inside, this unique two-level, two-bedroom condo offers more than 1,300 sq. ft. of bright and inviting living space. Freshly painted throughout and enhanced by numerous new light fixtures, the home is move-in ready. The main level features hardwood and tile flooring, a spacious living room with a feature fireplace, a comfortable dining area and a well-appointed kitchen with stainless steel appliances and plenty of storage. Both bedrooms are generously sized, while the primary bedroom includes a private two-piece ensuite. A southeast-facing balcony provides a sunny outdoor space to enjoy your morning coffee. The lower level offers a large family room with a second cozy fireplace, in-suite laundry and a unique private entry. This flexible space is ideal for a home office, creative studio or professional work-from-home setup, offering a distinctive live/work feel and the potential to accommodate occasional client meetings, subject to applicable condominium bylaws. Additional features include one assigned parking stall, shared bicycle storage and a building sauna with shower—a rare and welcome bonus. Located just steps from the Sunnyside LRT station and within walking distance of Riley Park, Kensington's shops and restaurants, the Bow River pathways, SAIT and downtown Calgary, this is an exceptional opportunity for first-time buyers, professionals or investors seeking

space, character and an unbeatable inner-city lifestyle.