



GRASSROOTS
REALTY GROUP

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1, 922 3 Avenue NW
Calgary, Alberta

MLS # A2335625



\$699,000

Division:	Sunnyside		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,651 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

**** Open House Saturday August 8, 2:30 - 4pm **** Stunning street-facing townhouse in the highly desirable neighborhood of Sunnyside. Ideally located just a short walk to the C-Train, Kensington shops + restaurants, downtown, the river + extensive pathway system, this home offers exceptional walkability in one of Calgary's most sought-after inner-city communities. Freshly painted + filled with natural light, the main floor features an open concept layout with an inviting living room with gas fireplace + built-in bookshelves, spacious informal dining area right off the kitchen which is well appointed with ample cabinetry + counter space + featuring an island/breakfast bar. Upstairs, the spacious primary bedroom enjoys beautiful downtown views, a large walk-in closet + 4-piece ensuite with oversized shower, multiple sprayers + rain shower. A generous second bedroom with its own walk-in closet + convenient laundry complete the second level. The third floor is a standout, offering a large upper lounge with private balcony + stellar downtown views, full bathroom + substantial closet space. This flexible space is ideal as a media room, office or additional living area, with the potential to create a fabulous top-floor bedroom. The developed lower level adds a comfortable rec room or TV space + an additional bedroom, providing excellent flexibility for guests or family living. With multiple bedrooms, 5 bathrooms, abundant natural light + exceptional downtown views, this is a thoughtfully designed home that combines generous living space with an unbeatable inner-city lifestyle.