



GRASSROOTS
REALTY GROUP

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103, 824 4 Avenue NW
Calgary, Alberta

MLS # A2231258



\$184,800

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	550 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 437
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

This concrete and brick building is nestled on a quiet, tree-lined street in the heart of Sunnyside. This amazing location is just steps away from the C-Train station, the bustling Kensington shopping and restaurant district and McHugh Bluff - perfect for dog lovers! As you step inside this unit, you'll be greeted by an abundance of natural light pouring in through the large, North facing windows. The freshly painted living and dining rooms are flooded with warmth, making it the perfect spot to relax and unwind after a long day. The kitchen has newer brown cabinetry and is equipped with everything you need, including granite counters and stainless steel appliances - perfect for cooking and entertaining. The large bedroom is a serene retreat, with good-sized closets and plenty of natural light. This fantastic building has everything you need, including a common area laundry room, secure bike storage, and assigned parking. And with hookups for in-suite laundry, you can have the convenience of doing your laundry from the comfort of your own home.