



**GRASSROOTS**  
REALTY GROUP

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904 1 Avenue NW  
Calgary, Alberta

MLS # A2238340



**\$725,000**

Division:	Sunnyside		
Type:	Residential/House		
Style:	Bungalow		
Size:	700 sq.ft.	Age:	1920 (105 yrs old)
Beds:	1	Baths:	2
Garage:	Oversized, Rear Drive, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully updated 1920s character home in the vibrant and highly sought-after community of Sunnyside. Ideally located just steps from the iconic PEACE BRIDGE and the scenic BOW RIVER PATHWAYS, this home offers unmatched walkability&mdash;minutes to Kensington&rsquo;s trendy shops and caf&eacute;s, the C-Train, and downtown Calgary. With undeniable curb appeal, this home blends TIMELESS CHARM with thoughtful modern updates. Inside, you're welcomed by a cozy living room and a good sized primary bedroom complete with a generous walk-in closet. The FULLY RENOVATED main bathroom is a standout, featuring a sleek walk-in glass shower, contemporary vanity, built-in storage, and convenient in-suite laundry. The kitchen is warm and functional, with tile flooring, granite countertops, a built-in wine rack, and an intimate dining nook overlooking the backyard. A charming rear DEN adds extra versatility&mdash;perfect as a home office, reading room, or stylish mudroom. Step outside to discover your private, low-maintenance backyard oasis with a concrete patio & cobblestones leading to the OVERSIZED 14'6" X 22'5" single GARAGE/studio. This incredible space is insulated, including a Vermont Cast Iron Stove, and features soaring 14-foot ceilings, a ceiling fan, and a painted, finished interior&mdash;ideal as a workshop, art studio, or creative retreat. Downstairs, you'll find a second full bathroom, a large storage room with custom built-in shelving, and a flexible second room/ bonus room to suit your needs. This lovingly maintained and historically rich "BIRD-TIMESHARE" home is a rare find in one of Calgary&rsquo;s most charming inner-city neighbourhoods. NEWER SHINGLES (2024), NEW FURNACE (2024) and Hot Water Tank (2023). Don&rsquo;t miss your chance to make it yours!

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