



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

903 3 Avenue NW
Calgary, Alberta

MLS # A2243940



\$875,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,336 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Other, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to one of Calgary's finest properties & 903 3 Avenue NW - where history meets exceptional craftsmanship, and where you can raise your family and enjoy life for years to come! Nestled in the highly sought-after community of Sunnyside, this stunning turn-of-the-century Victorian home will absolutely take your breath away. Meticulously maintained, tastefully upgraded, and thoughtfully renovated over the years, this is truly a forever home. The main floor features a spacious living room, a dining area, a convenient 2-piece bathroom, laundry space, and a chef's kitchen with granite countertops, ample cabinetry, and a stylish butcher block peninsula. Upstairs, you'll find 3 well-sized bedrooms and a 4-piece bathroom. Quality hardwood flooring runs throughout both the main and upper levels. The sunny, south-facing backyard is beautifully landscaped, offering a large deck, mature shrubs and flowers, plus a double garage built in 2014. The finished basement includes a massive recreation room with an additional laundry hookup and generous storage space. Extensive upgrades were completed in 2014, including main floor windows, roof shingles, interior and exterior paint, kitchen and bathroom renovations, a rear extension, a new front door, custom closet doors, updated electrical panel, wiring, and plumbing. Upper floor windows were replaced in 2018. This exceptional home is just a short walk from the highly regarded Sunnyside School (elementary), the LRT station, Safeway, the Peace Bridge, downtown, and the vibrant cafés, bars, and restaurants of Kensington. You must see this masterpiece in person‐don't wait, it won't last long!