



**GRASSROOTS**  
REALTY GROUP

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308, 716 3 Avenue NW  
Calgary, Alberta

MLS # A2253534



**\$270,000**

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan		

Inclusions: None

Bright, quiet, and perfectly located &mdash; this TOP FLOOR condo has it all: new wide-plank blonde flooring, a smart and open kitchen layout, south-facing sunshine, and even city views (if you're tall!). The kitchen features granite countertops and full-size stainless steel appliances that overlook the dining and living areas. The covered balcony is the perfect spot for morning coffee or evening unwinding. There is convenient in-suite laundry and the ease of parking right at your back door. This CONCRETE building was substantially renovated in 2005 and is pet-friendly, well-managed, and comes with reasonable condo fees so you can enjoy peace of mind along with the peace and quiet of Sunnyside. This one-square-kilometer neighborhood in the middle of Calgary is unlike anywhere else in the city. Its northern and eastern edges are bordered by a natural bluff, while its historic tree-lined streets open to stunning views of downtown just across the river and the iconic Peace Bridge. A short stroll to the west will bring you to the updated LRT station and the charming grocery stores, restaurants, and boutiques of Kensington. On top of all this, the City of Calgary has invested over \$100 million into Sunnyside in recent years &mdash; from the protective new flood barrier and the Upper Plateau Separation Project to upgrades to the main corridors. This is a neighborhood with history, character, and a very secure future.