



GRASSROOTS
REALTY GROUP

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1038 1 Avenue NW
Calgary, Alberta

MLS # A2267194



\$719,900

Division:	Sunnyside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,093 sq.ft.	Age:	1914 (112 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Kitchen Island, Natural Woodwork, Pantry, Storage, Sump Pump(s), Wood Counters		

Inclusions: TV Wall Mount in Living Room, All Blinds, Shed.

****Open House: Saturday November 8th 10AM-1PM **** Hey Y'all! Welcome to this charming character home on a quiet cul-de-sac in the heart of beautiful, trendy Sunnyside. This one-of-a-kind property blends vintage charm with urban convenience, offering unbeatable walkability and a truly special vibe. Tucked away on a peaceful street surrounded by trees and pathways, this 3-bedroom home offers over 1,000 sq. ft. of inviting living space and 2 full bathrooms a vintage claw foot tub in the upstairs bath. Step inside to find rustic fir hardwood floors, exposed brick accents, and vibrant, eclectic design details that fill every corner with warmth and personality. The open-concept main level features cozy front porch with, a bright and spacious layout, and plenty of sunlight from all angles. Upstairs, 2 out of the 3 bedrooms offer private balconies overlooking downtown—with the C-Train gliding by in the distance for that quintessential Sunnyside feel. The basement offers a solid foundation for future development, with a side entrance, new concrete floor with back-flow and sump pump, reinforced cut-in windows, and a bathroom rough in already equipped with a toilet. Perfectly located just steps from Kensington shops, cafés, Safeway, transit, and the Bow River pathways, you’ll love walking or biking everywhere—whether it’s downtown for work or along Memorial Drive for evening strolls. Ideal for professionals, small families, or savvy investors, this home combines location, character, and value in one unbeatable package. Book your showing today!