



GRASSROOTS
REALTY GROUP

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12, 906 4 Avenue NW
Calgary, Alberta

MLS # A2279049



\$429,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	981 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Hardwood, Tile
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 603
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: N/A

Are you looking for a bespoke condo in a premium location with a gorgeous view of downtown? What about nearly 1000sqf on the top floor with numerous renovations, a solarium and steps from the restaurants and shoppes of Kensington Village? Perched atop one of the most recognizable condo communities in Sunnyside, this corner unit home features in home storage, an updated kitchen with newer appliances (brand new dishwasher, washer and dryer) and quartz counters – all while being part of a micro community within one of Calgary's top locations. The neighbours that call this development home are some of the best you will find and spend time outside in the summer sharing in laughs and memories. A well-managed complex of only 14 units - minutes to the Bow River and hop, skip and jump into downtown is exactly what you are looking for in 2026. In addition to being super transit accessible, the crown jewel of this home is the expansive living room highlighted by a gas fireplace, access to the SE facing patio with stunning downtown views, and a unique sunroom style windows that bathe the home in natural light. The primary suite easily fits a king size bed plus has room for a reading nook, additional closet storage and an ensuite bathroom. Another ample bedroom, 4-piece bathroom, in suite storage room, and an assigned parking stall complete this offering. Much of this home has been freshly painted and all was professionally cleaned right before listing, so it is READY for you and available for quick possession. The building also offers bike storage and a cedar sauna, undated roof and windows, and refreshed hallways. Come and have a look before She Gon'squo;!