



GRASSROOTS
REALTY GROUP

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4, 916 3 Avenue NW
Calgary, Alberta

MLS # A2284731



\$239,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	708 sq.ft.	Age:	1965 (61 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 619
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Wood Counters		

Inclusions: Brown cabinet at entry, wooden shelf above the sink in the kitchen

|Best-Valued 2 Bedroom in Sunnyside | Strong rental appeal. Proven location. Exceptional value—Ideally located just steps from the Sunnyside LRT, this pet-friendly 2-bedroom condo offers exceptional value for investors, first-time buyers, students, downsizers, and urban professionals. Situated on the 2nd floor, the home features oversized windows that flood the space with natural light, creating a bright and inviting atmosphere. The open-concept layout seamlessly connects the kitchen, dining, and living areas—perfect for both everyday living and entertaining. The well-appointed kitchen offers ample workspace and makes meal preparation effortless. The generous primary bedroom provides a comfortable retreat, while the second bedroom offers versatile use for roommates, as a home office, gym, or hobby room. A conveniently located 3-piece bathroom is positioned just steps from both bedrooms. Designed with functionality in mind, the home also includes a spacious in-suite storage room—an increasingly sought-after feature for condo living. Notables—new windows (3 yr ago),new patio door (8 yr ago), assigned parking stall, bike storage, and a large balcony ideal for outdoor enjoyment and grilling. Residents of this well-managed, pet-friendly complex enjoy immediate access to the amenities of vibrant Kensington, including shopping, dining, parks, river pathways, walking and biking trails, and transit. Outstanding value, excellent functionality, and a premier inner-city location—A smart addition to any investment portfolio or an ideal entry point into inner-city ownership —a rare opportunity not to be missed.