



4, 916 3 Avenue NW  
Calgary, Alberta

MLS # A2284731



**\$239,900**

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

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

<b>Inclusions:</b>	Brown cabinet at entry, wooden shelf above the sink in the kitchen
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|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.