



**4, 912 3 Avenue NW**  
**Calgary, Alberta**

**MLS # A2290095**



**\$448,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,061 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Assigned, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 692
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** N/A

Unique opportunity in the heart of Sunnyside, just steps to the LRT, Safeway, the shops and restaurants of Kensington, Bow River pathways, and a quick walk into Downtown! This rare three-bedroom condo offers the perfect blend of inner-city convenience and comfortable living, all in a beautifully renovated, move-in-ready package. Flooded with natural light, the unit features a newly updated south-facing balcony where you can soak up the sun while enjoying spectacular downtown skyline views: the ideal spot for your morning coffee or evening unwind. Inside, the inviting living room is anchored by a real wood-burning fireplace with gas log lighter, creating a warm and cozy atmosphere that's hard to find in condo living. The modern kitchen overlooks the spacious dining and living areas, making it perfect for entertaining or everyday living. Thoughtfully designed, the private rear wing of the unit offers three generous bedrooms, including a primary retreat complete with a convenient two-piece ensuite. Additional highlights include in-suite laundry, dedicated in-suite storage, and an exceptional layout that maximizes both function and flow. Whether you're walking to work, biking along the river, or enjoying everything Kensington has to offer, this is truly inner-city living at its best. Nothing to do but move in and enjoy; don't miss this rare opportunity!