



**706 3 Avenue NW
Calgary, Alberta**

MLS # A2303210



\$915,000

Division:	Sunnyside		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,597 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 417
Basement:	Other	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, No Smoking Home		

Inclusions: TV mount will stay, TV can also stay, but there is a line through the display

Welcome to a truly one-of-a-kind home in the heart of Sunnyside, backing directly onto McHugh Bluff with stunning city skyline views—offering the rare combination of natural beauty and inner-city living. Tucked away on a quiet street, this spacious home features a bright, functional layout designed for everyday living and easy entertaining. The main floor offers generous living space, 9’ ceilings, and a well-appointed kitchen with granite countertops, flowing seamlessly to your outdoor patio and private backyard. Upstairs, the large primary suite includes a 5-piece ensuite and is complemented by a versatile bonus room—perfect as a home office, nursery, or small gym. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry provide ideal family living. The walkout lower level adds even more flexibility with a large family room, full bathroom, and a built-in Murphy bed—making it an excellent space for guests, a home office, or multi-functional living—plus direct access to the backyard. Additional features include in-floor heating in the basement and double attached garage, central air conditioning, and ample parking with a full driveway. Over the past 7 years, this home has seen numerous meaningful updates, including a new roof, furnace, A/C, hot water tank, and appliances, along with refreshed bathrooms, basement improvements, custom closet additions, and thoughtful upgrades throughout that enhance both comfort and functionality. Step outside to enjoy a cozy patio and grassy yard, all backing onto peaceful green space. Just minutes from the shops, restaurants, and cafés of Kensington and with easy access to downtown, this is inner-city living at its best.