



401, 1027 1 Avenue NW
Calgary, Alberta

MLS # A2146384



\$379,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	735 sq.ft.	Age:	1977 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		
Inclusions:	NA		

Sought after location of Sunnyside that is within walking distance to EVERYTHING! Enjoy this TOP FLOOR 2 bedroom unit! The kitchen features granite countertops, breakfast bar with plenty of room to sit, stainless steel appliances, a generous sized kitchen pantry for extra food and smaller appliances. There are so many upgrades to his home including hardwood floors, LED lighting throughout, upgraded plumbing fixtures, an oversized balcony great for entertaining, in-suite laundry closet (washer & dryer included) and designated in-suite storage room with the shelving included. Cozy up to the electric fireplace to add enjoy the view of the treelined quiet street. Both bedrooms are located down the hallway for added privacy with a 4 piece bathroom. Plug your vehicle in with the assigned parking stall with additional street permit parking or you can ride your bike with the provided bike storage. This unit is half a block to Sunnyside LRT station and is walking distance to downtown via the Peace Bridge, Prince's Island Park and the River pathway. pedestrian bridge and 10th street. Enjoy so many great shops and eateries in the popular area of Kensington and Downtown. This area has an Incredible walk score of 95! This unit is close to Memorial Drive but is on the north side so there is no vehicle traffic or downtown noise. This gem will not last so book a showing today.