



404, 720 1 Avenue NW
Calgary, Alberta

MLS # A2148204



\$265,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	500 sq.ft.	Age:	1977 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 388
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: Window Coverings

1 bed, 1 bath top floor walkup unit with open concept. WALK SCORE 87. BIKE SCORE 99. Exceptional location. Short walk to the Peace Bridge and Prince's Island Park, river pathways and very quick access to downtown. Sunnyside Safeway, many shops, restaurants and LRT within a few blocks. Laminate flooring, (no carpet) in-suite laundry, surface parking stall at rear of building. Well maintained building. Live and play in a neighbourhood celebrated for community.