



305, 728 3 Avenue NW
Calgary, Alberta

MLS # A2185654

\$319,880



Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	832 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 761
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-CG
Foundation:	-	Utilities:	Cable
Features:	Elevator		

Inclusions: 2 front door fobs, 2 sets of door keys post box key

Classic Updated Condo in Sunnyside Discover this updated home featuring a east-facing balcony ,overlooking a mature, treed green space.. Inside, wide-plank engineered hardwood floors flow throughout the space, creating a warm and calm atmosphere. The upgraded kitchen is makes cooking easy.., boasting modern cabinetry, stainless steel appliances, granite countertops, Adjacent to the kitchen, the living room is centered around a cozy fireplace with built-in shelving, offering a warm and welcoming ambiance. The modern 4-piece bathroom is tastefully updated with granite countertops, and the spacious primary bedroom provides a comfortable retreat with a walk-in closet for ample storage. Additional conveniences include a full-sized washer and dryer within the unit and an off-street parking stall conveniently located near the front entrance. Amazing Sunnyside neighborhood, this property offers a vibrant location. Enjoy walking distance to the located in the desirable Sunnyside neighborhood, this home offers unparalleled convenience. Enjoy walking distance to the vibrant shops and amenities of Kensington, a few blocks from the BOW River pathway system, and only a short stroll into downtown Calgary. Combining style, comfort, and an unbeatable location, this property is the perfect place to live, with vibrant shops, c -train cafe's and restaurants in Kensington, just a few blocks from the amazing River pathway system, and only a short stroll into downtown Calgary. Combining style, comfort, and an unbeatable location, this exceptional condo is the perfect place to be. ---