



404, 720 1 Avenue NW
Calgary, Alberta

MLS # A2193497



\$239,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	498 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 388
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Enjoy the best of inner-city living in this 1-bedroom, 1-bathroom top-floor walk-up in the highly desirable community of Sunnyside. With an amazing walkability and bike-friendly streets, this location offers unbeatable access to downtown, the Peace Bridge, Prince's Island Park, and scenic river pathways. Steps from local shops, cafes, restaurants, and the LRT, everything you need is within easy reach. This open-concept unit features laminate flooring, in-suite laundry, and a surface parking stall, all within a well-maintained building. A fantastic opportunity to own in one of Calgary's most vibrant neighborhoods!