



GRASSROOTS
REALTY GROUP

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1, 916 3 Avenue NW
Calgary, Alberta

MLS # A2204465



\$174,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	467 sq.ft.	Age:	1965 (60 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Level		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 475
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

WALKABLE LIFESTYLE at an affordable price! Enjoy a lifestyle that is both healthy and convenient! Located on a gorgeous tree lined street in the desirable and trendy community of Sunnyside, this 10-unit concrete building is very well run and offers a fantastic lifestyle choice. The kitchen has been upgraded, the unit has neutral flooring in great condition, and you can enjoy the deep soaker tub in your trendy apartment right after work or after a run on one of the many bike paths close by. Conveniently located just 10 minutes to downtown, you can walk, run, or take your bike out along the riverside pathways, or enjoy a quick walk to all the best that Kensington has to offer. It's an easy walk to downtown and is about a 10-minute walk to the LRT with only 2 minutes on the train to SAIT or 10 minutes to U of C. You will love being able to enjoy the Bow River, bike paths and Prince's Island, as well as your favorite shops in Kensington, all from this super convenient location. This unit is located on the river in a concrete complex, which means sound is not an issue, and insurance costs are reduced. This is a friendly and safe neighbourhood, and the complex provides security cameras and recycling as an added bonus. This cute unit is move in ready for an amazing lifestyle at an affordable price.