

**303, 701 3 Avenue NW**  
**Calgary, Alberta**

**MLS # A2221578**



**\$325,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	806 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Track Lighting		

**Inclusions:** N/A

Welcome to this Beautiful, Bright 2 bedroom + 1 bathroom, end unit Inner City condo in a Concrete building is located on one of Sunnyside's quietest streets where you are a short walk or bike ride from everything including, Kensington, Downtown, the Bow River walkways or bike paths, Princess Island Park, Riley Park, SAIT, the Sunnyside C-Train station and some of the Best shops, eateries and pubs that Calgary has to offer! This very spacious Home with views of Downtown has been impeccably cared for and fully upgraded throughout over the years and boast tons of natural light with it's south exposure! Enjoy the Huge Quartz Island which blends in Perfectly with the Fabulous Kitchen that has tons of storage, Granite counters, Stainless Steel appliances and Overlooks the Generously sized Living room complete with more views of Downtown! There is a large storage closet that quite easily could be converted into a computer area/library for the discerning buyer! Vinyl plank floors are throughout and the primary bedroom is vey generous in size and comes with a huge walk-in closet and downtown views! The second bedroom is the Perfect size for a Home Office, Guest room or Yoga/Workout room and the 4-piece bath with double sinks, tile floors and a wonderful floor to ceiling tiled shower with a 10 mil glass door and a washing machine round out this Special Home! The whole building has received new windows and patio doors AND water, sewer and heat are included in the condo fees plus the building is extremely well managed with a property manager living on site and each unit is provided a parking stall. This building is also located at the base of McHugh Bluff which spans two NW communities with a portion of it running along Memorial Drive and is a popular place for commuters, joggers and dog walkers! This home is truly an address to be proud of!