

305, 728 3 Avenue NW  
Calgary, Alberta

MLS # A2185654

**\$319,880**



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

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 801
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable
<b>Features:</b>	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.(by the way the suite has extra assigned storage on same floor which is included in condo fees) 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. ---