# \$199,000 - 202, 709 3 Avenue Nw, Calgary

MLS® #A2198059

#### \$199,000

1 Bedroom, 1.00 Bathroom, 629 sqft Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to this charming 1 bedroom plus den, 1-bath condo located in the highly sought-after and WALKABLE Sunnyside community! This unit boasts an OPEN CONCEPT floor plan with natural light, perfect for those who appreciate a comfortable living space. The unit boasts a large den off the living room for extra space or work from home.

The generously sized bedroom also offers plenty of closet space and natural light from the large window. The main 4-piece bathroom is modern and clean, with a shower-tub combination and a great sized vanity. Conveniently, the IN-SUITE combo washer/dryer LAUNDRY is here too. As a bonus, the building has an additional laundry room for those bulkier items. 1 SMALL DOG OR 1 CAT allowed.

Perfectly situated close to the LRT, shopping, downtown, and all essential amenities, this condo offers both comfort and accessibility. Don't miss out on this fantastic opportunityâ€"schedule your viewing today!







Built in 1977

#### **Essential Information**

MLS® # A2198059 Price \$199,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 629

Acres 0.00 Year Built 1977

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 202, 709 3 Avenue Nw

Subdivision Sunnyside

City Calgary
County Calgary
Province Alberta

Postal Code T2N 0J3

#### **Amenities**

Amenities Laundry, Parking

Parking Spaces 1

Parking Stall, Assigned

#### Interior

Interior Features Breakfast Bar

Appliances Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Range

Heating Natural Gas, Baseboard

Cooling None

# of Stories 3

#### **Exterior**

Exterior Features Balcony

Roof Tar/Gravel

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 26th, 2025

Days on Market 9

Zoning M-CG

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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