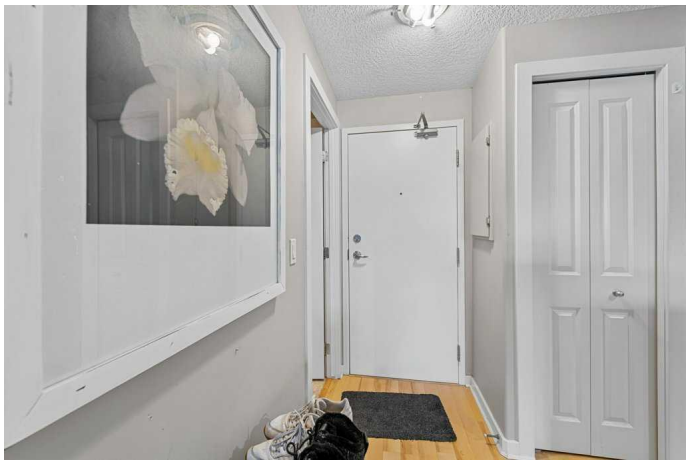
$239,900 - 404, 728 3 Avenue Nw, Calgary

MLS® #A2243649

$239,900
1 Bedroom, 1.00 Bathroom, 599 sqft
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta



Nestled in the heart of Sunnyside, this beautifully updated one-bedroom condo offers a prime location backing onto Crescent Park, with easy access to an array of fantastic amenities. Fully renovated in 2007, the entire building boasts modern updates, including newer windows, roofing, electrical, and flooring, making this unit move-in ready.
Step inside to find hardwood floors throughout, complemented by recessed lighting. The open-concept kitchen features rich chocolate cabinetry, expansive granite countertops, stainless steel appliances, a built-in microwave hood fan, and a convenient pantry for extra storage.
The living area is spacious and versatile, offering plenty of room for both a cozy lounge setup and a dining table. Floor-to-ceiling windows flood the space with natural light, while the private east-facing balcony provides views of the bluffs, an ideal spot to enjoy your morning coffee.
The primary bedroom is exceptionally large, easily accommodating a full bedroom suite with space for a home office setup. A generous walk-in closet offers ample storage, and the adjacent four-piece bathroom includes a soaker tub/shower, granite vanity, and tiled flooring for a spa-like touch. A stacked washer and dryer are conveniently tucked away in the laundry closet.
This unit is perfect for first-time buyers or investors, with an unbeatable location minutes from SAIT, the University of Calgary,

Childrenâ€™s Hospital, and Foothills Hospital. Enjoy the charm of Kensington, Princeâ€™s Island Park, and downtown Calgary, all just moments away. Donâ€™t miss this opportunity to own in one of the cityâ€™s most sought-after communities!

Built in 1969

Essential Information

MLS® #	A2243649
Price	$239,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	599
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	404, 728 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J1

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Plug-In

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Elevator

Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Tile
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	July 27th, 2025
Days on Market	29
Zoning	M-CG

Listing Details

Listing Office	eXp Realty

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