1012 1 Avenue NW

Calgary | Active | MLS® A2348037

$699,700









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1910**	**803 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

OPEN HOUSE Saturday, November 21, 12:00PM - 4:00PM FULLY RENOVATED 3 Bedroom, 2.5 Bathroom CHARACTER HOME in SUNNYSIDE/KENSINGTON!! 2 BLOCKS AWAY FROM THE RIVER/PEACE BRIDGE, SUNNYSIDE SCHOOL and SHOPPES OF KENSINGTON. This charming bungalow features a 1,400 SQFT OF TOTAL LIVING SPACE, 9.5ft HIGH CEILINGS and an OPEN-CONCEPT FLOORPLAN. Located on a quiet tree-lined street with DOWNTOWN VIEWS from the living room! NEW EVERYTHING: Plumbing, Electrical, HVAC, Insulation, Drywall, Subfloor & Flooring, Kitchen, Etc. The Master Bedroom is equipped with a FULL ENSUITE BATHROOM! BRAND NEW BASEMENT DEVELOPMENT with a REGISTERED LEGAL SUITE. The serene backyard is a quiet space with mature trees, perfect for relaxing or entertaining. Behind the back fence, you'll find a convenient parking pad with the potential to build a double garage.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348037
Bedrooms	3
Bathrooms	3
Year Built	1910
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	803 sq. ft.
Main Level Finished Area:	803 sq. ft.
Below Grade Finished Area:	601 sq. ft.

Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	Southeast
Levels:	One
Total Rooms Above Grade:	4
Year built:	1910 (Age: 116)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2448O
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Other
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No

Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Sunnyside (Calgary)
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom - Primary · 10' × 9'5" ·
Main Floor	Bedroom · 9'5" × 8'3" ·
Main Floor	Living Room · 18'5" × 13'10" ·
Main Floor	Dining Room · 10'2" × 9'3" ·
Basement	Bedroom · 15'2" × 8'4" ·
Basement	Living Room · 10'5" × 7' ·
Basement	Kitchenette · 10'5" × 7' ·
Basement	Storage · 8'5" × 6'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Back Yard, Rectangular Lot, Treed, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1012-1-avenue-nw-calgary-a2348037/

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