201 709 3 Avenue NW

Calgary | Active | MLS® A2355195

$205,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1977**	**634.62 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Welcome to Sunnyside, where inner-city living meets neighbourhood charm. This beautifully updated condo on a quiet tree-lined street offers a modern feel, a functional open-concept layout and a location that makes getting around Calgary a breeze. The bright living space flows into a practical kitchen featuring stainless steel appliances and ample cabinetry, while hardwood flooring and a refreshed bathroom add to the home's appeal. Enjoy fresh air on your private balcony, take advantage of the spacious in-unit storage space, and appreciate the added convenience of an assigned parking stall. Sunnyside C-Train Station is a 5-minute walk away, while the many shops, cafés and restaurants of Kensington, and Calgary's scenic Bow River pathway system, are also steps away. This is an ideal opportunity for first-time buyers, professionals or anyone looking to embrace an affordable and walkable inner-city lifestyle. Enjoy easy access to downtown, with SAIT and the University of Calgary also within close proximity. Modern updates, smart use of space and an unbeatable location make this home one to see.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355195
Bedrooms	1
Bathrooms	1
Year Built	1977
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	634.62 sq. ft.
Condo Fee:	$508.76

Condo Fee Includes:	Amenities of HOA/Condo, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	1977 (Age: 49)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0011556
Heating:	Baseboard, Forced Air, Natural Gas
New Constr.:	No
Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Hardwood, Tile
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Assigned, Covered, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area, See Remarks
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sunnyside (Calgary)
Amenities:	Laundry, Parking, Trash
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Living Room · 18'10" × 10'9" ·
Main Floor	Kitchen · 9'1" × 8'7" ·
Main Floor	Dining Room · 8'7" × 7'10" ·
Main Floor	Bedroom - Primary · 11'7" × 10'3" ·
Main Floor	Foyer · 5'5" × 3'6" ·
Main Floor	Storage · 8'5" × 3'7" ·
Main Floor	Balcony · 19'2" × 4'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Smoking Home, Open Floorplan, Storage

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/201-709-3-avenue-nw-calgary-a2355195/

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