308 728 3 Avenue NW

Calgary | Active | MLS® A2347464

$209,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1969**	**643.39 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Greater Calgary Real Estate

A closer look

Price Decrease! Welcome to Sunnyside, where location, lifestyle and value come together! Enjoy the best of inner-city living in this inviting one-bedroom condo that puts you right in the heart of one of Calgary's favourite neighbourhoods. The bright, open-concept layout features a stylish kitchen with granite countertops, stainless-steel appliances, and a new stove and microwave hood fan.

The spacious bedroom offers extra room for a desk, while the living room's cozy fireplace, framed by built-in shelving and recessed lighting, anchors the living room and creates a welcoming spot to relax.

New luxury vinyl plank flooring, a new washer and dryer, and convenient in-suite laundry and storage add to the appeal.

Backing onto McHugh Bluff, this property offers both serenity and convenience. Stroll to Kensington's cafés, restaurants and boutiques, hop on the CTrain, or enjoy the Bow River pathways and downtown just minutes away. Whether you're a first-time buyer, urban professional or investor, this is a wonderful opportunity to make the most of life in Sunnyside.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347464
Bedrooms	1
Bathrooms	1
Year Built	1969
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:	643.39 sq. ft.
Main Level Finished Area:	643.39 sq. ft.
Condo Fee:	$585.41
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	Southeast
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1969 (Age: 57)
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:	0414017
Heating:	Baseboard, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco

Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Circulating, Decorative, Electric, Living Room
Garage:	No
Parking:	Assigned, Outside, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Seasons of Sunnyside
Community:	Sunnyside (Calgary)
Amenities:	Elevator(s)
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Kitchen · 9'6" × 8'8" ·
Main Floor	Dining Room · 12'3" × 5'9" ·
Main Floor	Living Room · 14'6" × 11'1" ·
Main Floor	Bedroom - Primary · 16'3" × 10'3" ·

Main Floor	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows
Exterior Features:	None
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/308-728-3-avenue-nw-calgary-a2347464/

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