813 3 Avenue NW

Calgary | Active | MLS® A2337057

$729,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1911**	**951.17 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

A full-length 25' x120' lot, an oversized insulated double garage, and a quiet dead-end street in the heart of Sunnyside. Built in 1911, this is a well-kept house in one of Calgary's most walkable inner-city neighbourhoods. Groceries, coffee, restaurants, the C-Train, river pathways and downtown are all within an easy walk, while the house itself sits away from the bustle of Kensington. The property is outside the 2013 floodplain. Set mid-block, the house has a large south-facing deck and private backyard with mature fruit trees, shrubs and an established garden. Inside, the kitchen has maple cabinetry, granite counters, hardwood floors, stainless appliances and plenty of storage. The bathroom pairs marble tile with the original clawfoot tub, and a proper entrance mudroom adds useful everyday storage. Upstairs, the second floor is tucked beneath the gable, with space for a bedroom and sitting area, plus a small home office with views toward downtown. The house has been thoughtfully maintained and updated over time, including newer shingles and windows, added exterior insulation, upgraded plumbing, 100-amp electrical, Miele washer and dryer, a new hot water tank, and new sewer and water lines to the City connection. The foundation has also been assessed by an engineer. What makes this part of Sunnyside special is how residential it still feels. Mostly single-family homes, a quiet street and a real sense of neighbourhood, while almost everything you need is within walking distance. Move in, settle in, and enjoy Sunnyside.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337057
Bedrooms	3
Bathrooms	1
Year Built	1911
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	1 and Half Storey

Total Living Area:	951.17 sq. ft.
Main Level Finished Area:	766.61 sq. ft.
Upper Level Finished Area:	184.56 sq. ft.
Acreage:	No
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Lot Details:	25' x 120
Front Exposure:	Northwest
Floor Location:	Other
Levels:	One and One Half
Total Rooms Above Grade:	6
Year built:	1911 (Age: 115)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1948P
Heating:	Forced Air, Natural Gas
Basement:	Partial, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Hardwood, Vinyl
Cooling:	Other
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Sunnyside (Calgary)
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Range, Washer/Dryer Stacked, Window Coverings
Inclusions:	Fridge, Dishwasher, OTR, Range, Washer Dryer
Restrictions:	None Known
Main Floor	Bedroom · 10'3" × 9'1" ·
Main Floor	Bedroom · 9'1" × 8'5" ·
Main Floor	Kitchen · 13'10" × 10'4" ·
Main Floor	Mud Room · 9'4" × 7'9" ·
Main Floor	Living Room · 13'9" × 11'8" ·
Main Floor	Dining Room · 10' × 6'10" ·
2nd Floor	Bedroom - Primary · 21'11" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Granite Counters, Storage, Vinyl Windows

Exterior Features:	Private Yard, Storage
Patio And Porch Features:	Enclosed
Lot Features:	Back Lane, Paved
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CGd72
Listed Date:	Aug 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/813-3-avenue-nw-calgary-a2337057/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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