

# \$199,000 - 202, 709 3 Avenue Nw, Calgary

MLS® #A2198059

**\$199,000**

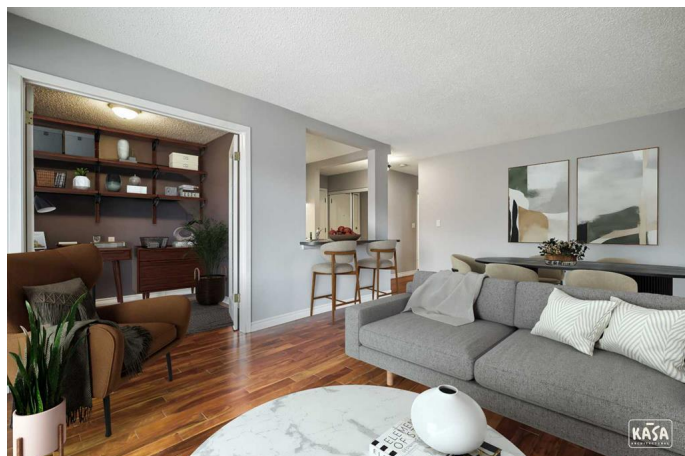
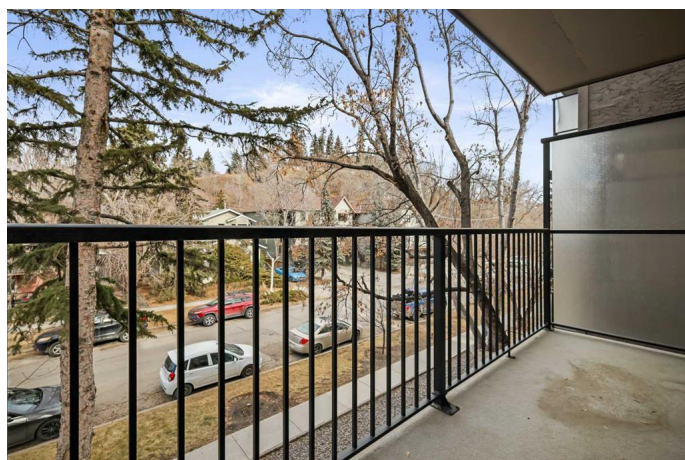
1 Bedroom, 1.00 Bathroom, 629 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to this charming 1 bedroom plus den, 1-bath condo located in the highly sought-after and WALKABLE Sunnyside community! This unit boasts an OPEN CONCEPT floor plan with natural light, perfect for those who appreciate a comfortable living space. The unit boasts a large den off the living room for extra space or work from home.

The generously sized bedroom also offers plenty of closet space and natural light from the large window. The main 4-piece bathroom is modern and clean, with a shower-tub combination and a great sized vanity. Conveniently, the IN-SUITE combo washer/dryer LAUNDRY is here too. As a bonus, the building has an additional laundry room for those bulkier items. 1 SMALL DOG OR 1 CAT allowed.

Perfectly situated close to the LRT, shopping, downtown, and all essential amenities, this condo offers both comfort and accessibility. Don't miss out on this fantastic opportunity—schedule your viewing today!



Built in 1977

## Essential Information

MLS® #	A2198059
Price	\$199,000
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	629
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	202, 709 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J3

### **Amenities**

Amenities	Laundry, Parking
Parking Spaces	1
Parking	Stall, Assigned

### **Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Range
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	7

Zoning

M-CG

## **Listing Details**

Listing Office

Real Estate Professionals Inc.

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