



## 709 3 Avenue Calgary Alberta

\$234,900

This inviting 2nd-floor condo in Sunnyside combines modern convenience with an unbeatable location. The unit is bathed in natural light and features newer stainless steel appliances, sleek laminate flooring, and the added convenience of in-suite laundry. Additional perks include a dedicated parking stall and an extra storage unit, providing ample space for your belongings. 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! (id:6769)

Living room 10.75 Ft x 10.58 Ft

Kitchen 10.83 Ft x 9.33 Ft

Dining room 8.67 Ft x 5.42 Ft

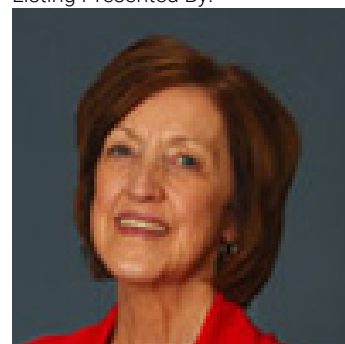
Den 2.42 Ft x 2.17 Ft

Laundry room 2.58 Ft x 2.00 Ft

Primary Bedroom 10.42 Ft x 9.75 Ft

4pc Bathroom 8.33 Ft x 7.33 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://bevmarsh.ca/>



CIR

**REALTY**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)