



# 716 3 Avenue Calgary Alberta

\$283,000

Prime location in Sunnyside! This charming ground-floor one-bedroom condo offers unbeatable convenience and walkability. Located just steps away from Kensington's vibrant shops, restaurants, and nightlife, this unit is perfect for those who want the best of city living. Enjoy a quick stroll to downtown, the beautiful Bow River pathways, and easy access to green spaces for outdoor enthusiasts. SAIT is just a short distance away, making this an ideal spot for students or professionals. With the C-train nearby, commuting is a breeze. This unit is ideal as your home or for long-term rentals. Experience the perfect balance of urban convenience and community charm (id:6769)

Foyer 3.83 Ft x 2.00 Ft

Laundry room 5.08 Ft x 4.92 Ft

Kitchen 10.50 Ft x 7.58 Ft

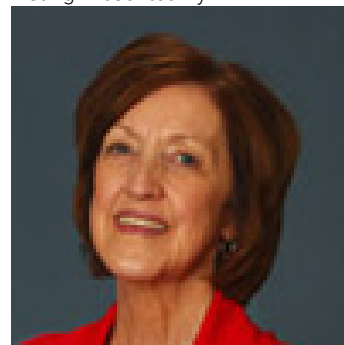
Living room 19.58 Ft x 11.83 Ft

Primary Bedroom 11.75 Ft x 9.58 Ft

4pc Bathroom 9.42 Ft x 4.92 Ft

Pantry 2.17 Ft x 2.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://sarah.albertare.com>



CIR

**REALTY**

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