



## 823 1 Avenue Calgary Alberta

\$225,000

Welcome to the warm and inviting urban community of Sunnyside. Freshly painted featuring updated luxury wide plank vinyl flooring, updated bathroom and kitchen. Upon entering this residence, you'll be greeted by an abundance of natural light streaming through large windows that offer views of the park right across the street. This modern open-concept condo boasts contemporary touches, including a recently updated kitchen adorned with wood countertops newer cabinets and tile backsplash. The bathroom has been completely redone with modern cabinetry and a new shower with glass doors. This unit is conveniently located right across from the common laundry room. Positioned ideally on one of Sunnyside's most desirable streets, this residence is mere steps away from the picturesque river pathway system and the iconic Peace Bridge. A mere 6-minute stroll will take you to the Sunnyside LRT station, while just 7 minutes of walking lead to the vibrant array of restaurants and shops in Kensington. If you're seeking nature's tranquility, a 9-minute walk will bring you to Prince's Island Park (or you can opt for a bike ride from the secure bike storage room). This property not only offers an exceptional living experience but also presents an excellent investment opportunity. The LRT and bus lines seamlessly connect Kensington to downtown, SAIT, the University of Calgary, and the Foothills Medical Centre. Without a doubt, this location is unparalleled in its convenience. (id:6769)

Living room 3.20 M x 3.96 M

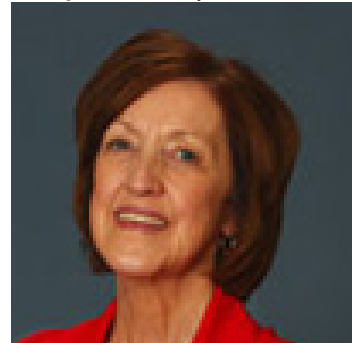
Kitchen 2.26 M x 3.28 M

Dining room 1.73 M x 2.39 M

Bedroom 2.62 M x 3.48 M

3pc Bathroom 1.50 M x 1.30 M

Listing Presented By:



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