



## 728 3 Avenue Calgary Alberta

\$300,000

Classic Updated Condo in Sunnyside Discover this updated home featuring a east-facing balcony ,overlooking a mature, treed green space.. Inside, wide-plank engineered hardwood floors flow throughout the space, creating a warm and calm atmosphere. One cat or one dog allowed(with board approval) no size restriction The upgraded kitchen is makes cooking easy..., boasting modern cabinetry, stainless steel appliances, granite countertops, Adjacent to the kitchen, the living room is centered around a cozy fireplace with built-in shelving, offering a warm and welcoming ambiance. The modern 4-piece bathroom is tastefully updated with granite countertops, and the spacious primary bedroom provides a comfortable retreat with a walk-in closet for ample storage. Additional conveniences include a full-sized washer and dryer within the unit and an off-street parking stall conveniently located near the front entrance. Amazing Sunnyside neighborhood, this property offers a vibrant location. Enjoy walking distance to the located in the desirable Sunnyside neighborhood, this home offers unparalleled convenience. Enjoy walking distance to the vibrant shops and amenities of Kensington, a few blocks from the BOW River pathway system, and only a short stroll into downtown Calgary. Combining style, comfort, and an unbeatable location, this property is the perfect place to live, with vibrant shops, c -train cafe's and restaurants in Kensington, just a few blocks from the amazing River pathway system, and only a short stroll into downtown Calgary. Combining style, comfort, and an unbeatable location, this exceptional condo is the perfect place to be.--- (id:6769)

Kitchen 8.00 Ft x 9.50 Ft

Living room/Dining room 11.17 Ft x 20.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 8.92 Ft x 10.25 Ft

Bedroom 9.42 Ft x 14.58 Ft

Laundry room 2.92 Ft x 3.25 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Solutions



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca