



## 904 1 Avenue Calgary Alberta

\$675,000

Welcome to this beautifully updated 1920s character home in the vibrant and highly sought-after community of SUNNYSIDE. Ideally located just steps from the iconic PEACE BRIDGE and the scenic BOW RIVER PATHWAYS, this home offers unmatched walkability--minutes to Kensington's trendy shops and cafes, the C-Train, and downtown Calgary. With undeniable curb appeal, this home blends TIMELESS CHARM with thoughtful MODERN UPDATES. Inside, you're welcomed by a cozy living room and a good sized primary bedroom complete with a generous walk-in closet. The FULLY RENOVATED main bathroom is a standout, featuring a sleek walk-in glass shower, contemporary vanity, built-in storage, and convenient in-suite laundry. The kitchen is warm and functional, with tile flooring, GRANITE countertops, a built-in wine rack, and an intimate dining nook overlooking the backyard. A charming rear DEN adds extra versatility--perfect as a home office, reading room, or stylish mudroom. Step outside to discover your private, low-maintenance BACKYARD OASIS with a concrete patio & cobblestones leading to the OVERSIZED 14'6" X 22'5" single GARAGE/studio. This incredible space is insulated, including a Vermont Cast Iron Stove, and features soaring 14-foot ceilings, a ceiling fan, and a painted, finished interior--ideal as a workshop, art studio, or creative retreat. Downstairs, you'll find a second full bathroom, a large storage room with custom built-in shelving, and a flexible second room/ bonus room to suit your needs. This lovingly maintained and historically rich "BIRD-TIMESHARE" home is a rare find in one of Calgary's most charming inner-city neighbourhoods. NEWER SHINGLES (2024), NEW FURNACE (2024) and Hot Water Tank (2023). Don't miss your chance to make it yours! (id:6769)

3pc Bathroom 3.17 Ft x 8.67 Ft

Other 17.08 Ft x 14.50 Ft

Other 8.33 Ft x 15.17 Ft

Living room 9.58 Ft x 20.33 Ft

Kitchen 9.58 Ft x 12.67 Ft

Primary Bedroom 8.25 Ft x 9.83 Ft

Office 7.25 Ft x 7.50 Ft

3pc Bathroom 8.25 Ft x 9.83 Ft

Listing Presented By:



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