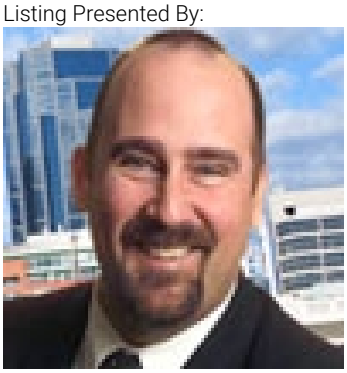


724 1 Avenue Calgary Alberta

$2,835,000

Stunning 3-Storey 6-Plex in the Heart of Sunnyside! This thoughtfully designed property offers exceptional functionality, modern living, and an unbeatable inner-city location. The main floor welcomes you with a spacious foyer featuring closet storage and a convenient 2-piece bathroom. The bright, open-concept layout seamlessly connects the living room, dining area, and modern kitchen, creating an ideal space for both everyday living and entertaining.The second level features two well-appointed bedrooms, each with its own ensuite bathroom, along with a dedicated laundry/mechanical room and linen closet. The larger bedroom offers a walk-in closet and 3-piece ensuite, while the second bedroom includes a generous closet and 4-piece ensuite.The third level is highlighted by a spacious primary bedroom complete with a walk-in closet, 3-piece ensuite, and access to an impressive private balcony spanning over 15 feet, offering an exceptional outdoor retreat.The finished basement suites provide additional living space with a bedroom, full bathroom, Kitchen, separate laundry and mechanical room. Ideally located in sought-after Sunnyside, just steps from the Bow River pathways, Peace Bridge, Prince's Island Park, schools, shopping, restaurants, and a wide range of amenities. Enjoy the best of inner-city living with easy access to downtown and everything Calgary has to offer. (id:6769)

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