



## 728 3 Avenue Calgary Alberta

\$319,880

Classic Updated Condo in SunnysideDiscover 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. 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, withvibrant 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

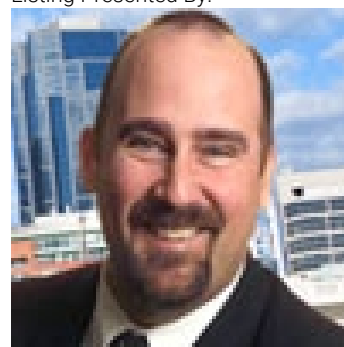
4pc Bathroom .00 Ft x .00 Ft

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:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca