



# 916 3 Avenue Calgary Alberta

\$249,900

Seller will review all offers if any Tuesday July 16 th night at 5 pm! Newer carpet in 2022! Bright, updated CONCRETE condo building conveniently located just a 10 minute walk from downtown! This home boasts a newly updated kitchen with welcoming neutrals, tile floors and wide open space. Newly replaced vinyl windows fill this entire condo with loads of warm natural light that gleams off your rich laminate wood flooring. Plush carpet welcomes you into the 2 bedrooms and your clean & updated 4pc bathroom just down the hall. Walk through the new glass sliding doors to your long very private deck, that vaunts private NW exposure and lush greenery. Located on the top floor of this concrete building. A quick walk to all the best Kensington has to offer -- Vendome Cafe, Osteria de Medici, Safeway & more. Designated schools are all academically high-ranking - Sunnyside School (K-6); Rosedale School (K-6), (7-9); Queen Elizabeth High School (7-9), (10-12), Advanced Placement. Crescent Heights ( 10-12) Advanced Placement. Laundry can be added, but a renovations request will need to be provided to the board for approval before the installation.Short term rentals are not allowed. (id:6769)

Primary Bedroom 3.34 M x 3.10 M  
Bedroom 3.10 M x 2.57 M  
Kitchen 3.65 M x 1.60 M  
Storage 1.65 M x 1.20 M

4pc Bathroom 3.10 M x 2.57 M  
Living room 4.37 M x 3.25 M  
Breakfast 1.65 M x 1.52 M

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

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

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