



Virtually Staged

916 3 Avenue Calgary Alberta

\$239,900

Best-Valued 2 Bedroom in Sunnyside | Strong rental appeal. Proven location. Exceptional value--Ideally located just steps from the Sunnyside LRT, this pet-friendly 2-bedroom condo offers exceptional value for investors, first-time buyers, students, downsizers, and urban professionals. Situated on the 2nd floor, the home features oversized windows that flood the space with natural light, creating a bright and inviting atmosphere. The open-concept layout seamlessly connects the kitchen, dining, and living areas--perfect for both everyday living and entertaining. The well-appointed kitchen offers ample workspace and makes meal preparation effortless. The generous primary bedroom provides a comfortable retreat, while the second bedroom offers versatile use for roommates, as a home office, gym, or hobby room. A conveniently located 3-piece bathroom is positioned just steps from both bedrooms. Designed with functionality in mind, the home also includes a spacious in-suite storage room--an increasingly sought-after feature for condo living. Notables-- new windows (3 yr ago), new patio door (8 yr ago), assigned parking stall, bike storage, and a large balcony ideal for outdoor enjoyment and grilling. Residents of this well-managed, pet-friendly complex enjoy immediate access to the amenities of vibrant Kensington, including shopping, dining, parks, river pathways, walking and biking trails, and transit. Outstanding value, excellent functionality, and a premier inner-city location--A smart addition to any investment portfolio or an ideal entry point into inner-city ownership --a rare opportunity not to be missed. (id:6769)

3pc Bathroom 4.92 Ft x 8.17 Ft

Primary Bedroom 10.17 Ft x 10.92 Ft

Bedroom 10.17 Ft x 8.42 Ft

Living room 10.50 Ft x 15.00 Ft

Kitchen 8.08 Ft x 14.00 Ft

Dining room 8.33 Ft x 5.25 Ft

Storage 4.92 Ft x 5.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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