



# 924 3 Avenue Calgary Alberta

\$719,990

Welcome to this stunning 3-storey townhome in the highly desirable Sunnyside community, quietly nestled on a peaceful street just steps away from the vibrant energy of Kensington Village. This beautifully designed four-plex offers the perfect balance of urban convenience and comfortable living. Featuring over 2,500 sq.ft. of total living space (1,943 sq.ft. RMS + 580 sq.ft. developed basement), including a professionally finished basement, this home provides exceptional flexibility for families, professionals, or investors. The bright and inviting main level showcases an open-concept layout with large windows, warm natural gas fireplace, spacious dining area, and a modern kitchen complete with quartz countertops and a large island--perfect for both everyday living and entertaining. Upstairs, the home offers three generous bedrooms, including a comfortable primary suite, while the third-floor bonus room with a private balcony creates a versatile space ideal for a home office, lounge, or guest retreat. The fully finished basement adds even more living space with an additional bedroom, bathroom, and family room, providing excellent functionality for guests or extended family. Step outside to enjoy a beautifully landscaped private backyard, ideal for summer barbecues and relaxing evenings. Additional highlights include high ceilings, upper-level laundry, detached garage parking, and a prime inner-city location close to downtown, river pathways, parks, shopping, and top schools including SAIT and the University of Calgary. This exceptional home offers a rare opportunity to enjoy spacious living in one of Calgary's most sought-after inner-city communities. (id:6769)

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

Primary Bedroom 14.42 Ft x 11.92 Ft

Bedroom 10.58 Ft x 10.08 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

5pc Bathroom 12.08 Ft x 8.33 Ft

Laundry room 5.83 Ft x 5.33 Ft

Bedroom 11.42 Ft x 10.58 Ft

Bonus Room 16.08 Ft x 8.92 Ft

3pc Bathroom 7.58 Ft x 5.42 Ft

Family room 13.83 Ft x 13.42 Ft

Storage 11.08 Ft x 5.08 Ft

Bedroom 11.50 Ft x 9.83 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft

Living room 19.67 Ft x 14.17 Ft

2pc Bathroom 5.58 Ft x 5.33 Ft

Kitchen 14.17 Ft x 8.50 Ft

Furnace 5.50 Ft x 5.50 Ft