

# \$239,900 - 404, 720 1 Avenue Nw, Calgary

MLS® #A2193497

**\$239,900**

1 Bedroom, 1.00 Bathroom, 498 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

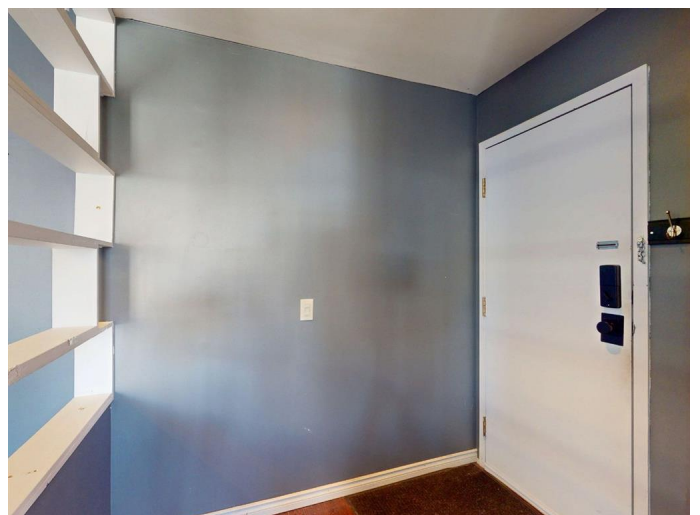
Enjoy the best of inner-city living in this 1-bedroom, 1-bathroom top-floor walk-up in the highly desirable community of Sunnyside. With an amazing walkability and bike-friendly streets, this location offers unbeatable access to downtown, the Peace Bridge, Princeá€™s Island Park, and scenic river pathways. Steps from local shops, cafes, restaurants, and the LRT, everything you need is within easy reach. This open-concept unit features laminate flooring, in-suite laundry, and a surface parking stall, all within a well-maintained building. A fantastic opportunity to own in one of Calgaryá€™s most vibrant neighborhoods!

Built in 1977

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2193497      |
| Price          | \$239,900     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 498           |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 404, 720 1 Avenue Nw |
| Subdivision | Sunnyside            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2N 0A1              |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Hot Water   |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Construction      | Brick, Stone, Wood Frame, Wood Siding |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 9th, 2025 |
| Days on Market | 54                 |
| Zoning         | M-CG d72           |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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