

# \$219,900 - 103, 720 1 Avenue, Calgary

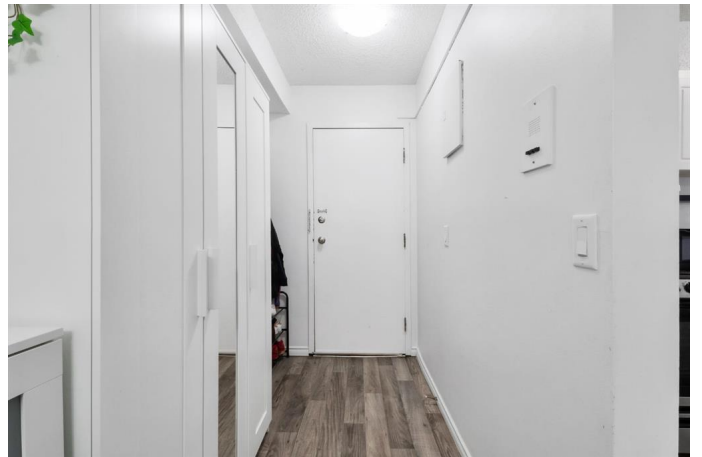
MLS® #A2197010

**\$219,900**

1 Bedroom, 1.00 Bathroom, 490 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Have you been dreaming about downtown living? Or maybe you are an investor looking for the perfect location? (short term rental available with board approval) Well, its time to make those dreams a reality! Welcome to 720 1 avenue nestled in the vibrant Sunnyside community - a neighbourhood that truly lives up to its name. Just two minutes from the iconic Peace Bridge, this location offers seamless access to the other side of the Bow River, where you can enjoy scenic walks in Prince's Island Park and all the excitement of downtown. This cozy 1 bedroom 1 bathroom apartment features an open concept layout, in-suite laundry for added convenience, and an assigned parking stall- so no need to worry about downtown parking. The unit also boasts newer windows and blinds, along with combination of laminate and carpet flooring for a modern yet comfortable feel. Enjoy this perfectly situated unit, just step away from an abundance of amenities, including restaurants, shops, the river, schools, Sunnyside C-train station, theatres, The Hillhurst-Sunnyside Farmers Market and so much more!



Built in 1977

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2197010  |
| Price    | \$219,900 |
| Bedrooms | 1         |

|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 490         |
| Acres          | 0.00        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 103, 720 1 Avenue |
| Subdivision | Sunnyside         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2N 0A1           |

### **Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | Park, Playground, Snow Removal |
| Parking Spaces | 1                              |
| Parking        | Assigned, Off Street, Stall    |

### **Interior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                                  |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                        |
| Cooling           | None                                                                             |
| # of Stories      | 4                                                                                |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Roof              | Asphalt Shingle          |
| Construction      | Brick, Stone, Wood Frame |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 36                  |

Zoning

M-CG

## **Listing Details**

Listing Office

Town Residential

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