

# \$309,900 - 303, 1027 1 Avenue Nw, Calgary

MLS® #A2221422

**\$309,900**

2 Bedroom, 1.00 Bathroom, 791 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to this fantastic two-bedroom condo ideally located in Sunnyside, steps away from the Bow River pathways, downtown, transit, and Kensington with its great shopping and entertainment, everything you need within easy walking distance. This unit has a great layout with large south-facing windows flooding every room with natural light. The kitchen features stainless steel appliances, beautiful wood cabinets and granite countertops, along with a pantry around the corner. The large open living area offers plenty of space for a dining area and living room, with patio doors accessing the 19 foot long balcony and providing awesome views of downtown. The primary bedroom offers plenty of space for a king size bed and more. Across from the second bedroom, there's a convenient office/den, and a four piece bathroom and a laundry room with storage space complete this spacious, functional layout. And the entire unit was repainted two years ago, still looks like it was just done. Out front is a quiet, tree-lined cul-de-sac with no through-traffic. To the back of the building, you'll find your assigned parking stall and bike storage, but you might decide you don't need a car since you can walk everywhere! Don't miss your chance to check out this wonderful condo!

Built in 1978

## Essential Information



MLS® #	A2221422
Price	\$309,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	791
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	303, 1027 1 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0A8

### Amenities

Amenities	Bicycle Storage, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Alley Access, Off Street, Stall

### Interior

Interior Features	Breakfast Bar, Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	None
Construction	Wood Frame

### Additional Information

Date Listed	May 14th, 2025
Days on Market	3
Zoning	M-CG

**Listing Details**

Listing Office	Royal LePage Solutions
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