

# \$204,900 - 103, 720 1 Avenue, Calgary

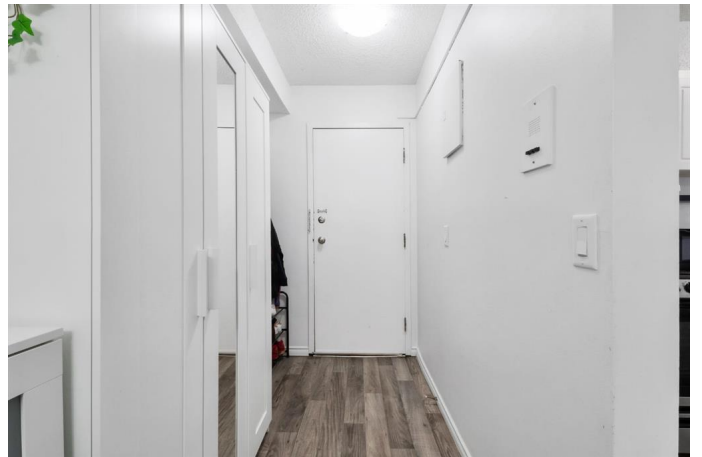
MLS® #A2197010

## \$204,900

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	\$204,900
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	51

Zoning

M-CG

## **Listing Details**

Listing Office

Town Residential

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