

# \$299,900 - 204, 1027 1 Avenue Nw, Calgary

MLS® #A2210387

**\$299,900**

2 Bedroom, 1.00 Bathroom, 781 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Discover this second-floor 2-bedroom unit located in a cul de sac in the sought-after location in Sunnyside. The kitchen has a breakfast bar with ample seating, stainless steel appliances, and lots of cabinets. This unit has a large office/storage space; ideal if you are working from home. Home features hardwood floors with electric fireplace in the living room. The layout includes in-suite laundry (washer and dryer) and more storage space. The oversized balcony overlooking the serene, tree-lined street is great for entertaining and morning coffees. The bedrooms are situated down the hallway for added privacy, accompanied by a 4-piece bathroom. The unit comes with an assigned parking stall and additional street permit parking, plus bike storage for cycling enthusiasts. Located just half a block from Sunnyside LRT station for easy travel to SAIT, ACAD, UofC. Easy walking access to downtown via the Peace Bridge, Princeâ€™s Island Park and Kensington and Memorial Drive. Superb layout and location.

Built in 1977

## Essential Information

MLS® #	A2210387
Price	\$299,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	781
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	204, 1027 1 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0A8

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Siding

### Additional Information

Date Listed	April 10th, 2025
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Days on Market	13
Zoning	M-CG

## **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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