

# \$195,000 - 101, 701 3 Avenue Nw, Calgary

MLS® #A2241557

**\$195,000**

2 Bedroom, 1.00 Bathroom, 476 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Cozy, FUNCTIONAL and charming! This 2 BEDROOM, 1 bathroom home is well laid out and feels very SPACIOUS. With many RENOVATIONS including engineered HARDWOOD floors, NEW bathroom, NEW kitchen, fixtures, paint and ALL APPLIANCES are less than 1 year old. The primary bedroom is GENEROUS in size and the second bedroom is currently used as an office which the seller could easily remove the built-in desk to make room for a twin bed. Lots of ATTENTION TO DETAILS with some PINE WOOD ceilings, SPECIAL living room, wood wall feature and BUILT-IN shelving. Apartment sized WASHER is included IN-SUITE with a coin-op washer & dryer conveniently located across the hall. There is off street, unassigned PARKING with a possible indoor stall priced at an extra cost when available. LOW CONDO FEES and the seller is willing to INCLUDE ANY OR ALL FURNITURE if the buyer chooses.

Built in 1971

## Essential Information

MLS® #	A2241557
Price	\$195,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	476



Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	101, 701 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J3

### **Amenities**

Amenities	Coin Laundry, Parking, Snow Removal
Parking Spaces	1
Parking	Off Street, Unassigned

### **Interior**

Interior Features	Built-in Features, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home
Appliances	Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	None
Roof	Tar/Gravel
Construction	Brick, Concrete, Wood Siding

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	9
Zoning	M-CG d72

### **Listing Details**

Listing Office                      Diamond Realty & Associates LTD.

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