

# \$270,000 - 308, 716 3 Avenue Nw, Calgary

MLS® #A2253534

## \$270,000

1 Bedroom, 1.00 Bathroom, 590 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Bright, quiet, and perfectly located â€” this TOP FLOOR condo has it all: new wide-plank blonde flooring, a smart and open kitchen layout, south-facing sunshine, and even city views (if youâ€™re tall!). The kitchen features granite countertops and full-size stainless steel appliances that overlook the dining and living areas. The covered balcony is the perfect spot for morning coffee or evening unwinding. There is convenient in-suite laundry and the ease of parking right at your back door. This CONCRETE building was substantially renovated in 2005 and is pet-friendly, well-managed, and comes with reasonable condo fees so you can enjoy peace of mind along with the peace and quiet of Sunnyside. This one-square-kilometer neighborhood in the middle of Calgary is unlike anywhere else in the city. Its northern and eastern edges are bordered by a natural bluff, while its historic tree-lined streets open to stunning views of downtown just across the river and the iconic Peace Bridge. A short stroll to the west will bring you to the updated LRT station and the charming grocery stores, restaurants, and boutiques of Kensington. On top of all this, the City of Calgary has invested over \$100 million into Sunnyside in recent years â€” from the protective new flood barrier and the Upper Plateau Separation Project to upgrades to its the main corridors. This is a neighborhood with history, character, and a very secure future.



Built in 1969

## Essential Information

MLS® #	A2253534
Price	\$270,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	590
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	308, 716 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3C8

## Amenities

Amenities	None
Parking Spaces	1
Parking	Stall, Plug-In

## Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan
Appliances	Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Garburator
Heating	Baseboard
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony
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Lot Description	Backs on to Park/Green Space, See Remarks
Roof	Membrane
Construction	Brick, Concrete

### **Additional Information**

Date Listed	September 3rd, 2025
Days on Market	2
Zoning	M-CG d72

### **Listing Details**

Listing Office	CIR Realty
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