

# \$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 choses.

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, No Animal Home, No Smoking Home, Natural Woodwork |
| Appliances        | Refrigerator, Washer, Window Coverings, Electric Stove, Microwave                       |
| Heating           | Natural Gas, Baseboard                                                                  |
| 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 | 13              |
| Zoning         | M-CG d72        |

### Listing Details

Listing Office      Diamond Realty & Associates LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.