$175,000 - 302, 836 4 Avenue Nw, Calgary

MLS® #A2245707

$175,000
1 Bedroom, 1.00 Bathroom, 555 sqft
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

PRICE REDUCED!!! Bright & Inviting 1-Bedroom Condo in the Heart of Sunnyside
Welcome to Unit 302 at 836 4 Avenue NWâ€”a charming 3rd floor condo offering comfort, convenience, and a vibrant urban lifestyle. This 1-bedroom, 1-bathroom home features a bright and functional layout, highlighted by a south-facing balcony that fills the space with natural lightâ€”perfect for enjoying your morning coffee or unwinding after a busy day. The unit includes a spacious in-suite storage room, providing ample space for your belongings. An assigned parking stall ensures hassle-free parking, and the common laundry facilities are conveniently located within the building. Situated just steps from the Sunnyside C-Train station, Safeway, and the eclectic shops and eateries of Kensington, you'll have everything you need within easy reach. Enjoy leisurely strolls along the Bow River pathways, or take a short walk to downtown Calgary. Nearby parks like Riley Park and McHugh Bluff offer green spaces for relaxation and recreation. Experience the perfect blend of tranquility and city living in this well-maintained condo. Whether you're a first-time buyer, downsizing, or seeking an investment opportunity, Unit 302 is a must-see.

Built in 1971

Essential Information

MLS® #	A2245707
Price	$175,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	555
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	302, 836 4 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0M8

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame

Additional Information

Date Listed	August 5th, 2025
Days on Market	99
Zoning	M-CG

Listing Details

Listing Office	CIR Realty

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