

\$239,900 - 404, 728 3 Avenue Nw, Calgary

MLS® #A2271617

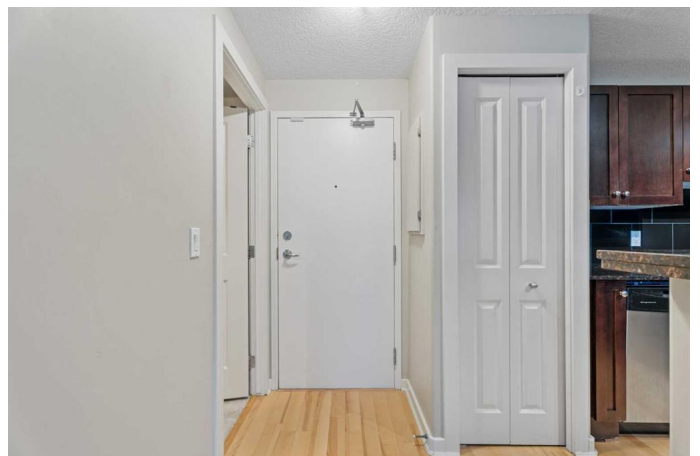
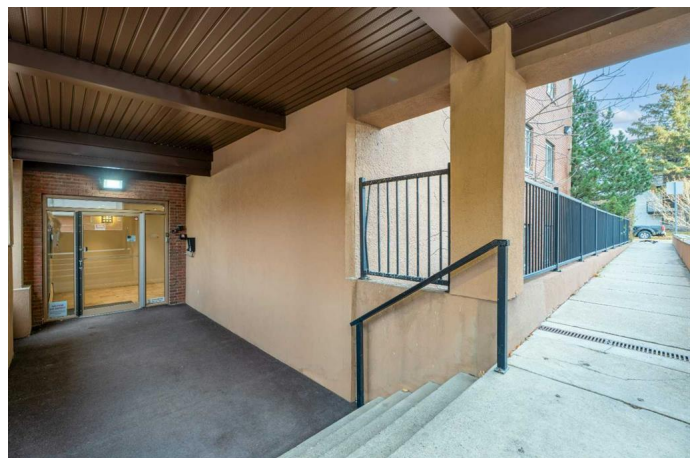
\$239,900

1 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Tucked away in the heart of Sunnyside and backing directly onto tranquil Crescent Park, this bright, move-in-ready one-bedroom condo delivers the perfect blend of urban convenience and peaceful green space. The entire building was comprehensively upgraded in 2007 with all-new windows, roof, electrical, plumbing, and flooring throughout â€” truly turn-key ownership with no surprises. Step inside to beautiful, well-maintained laminate flooring that runs seamlessly through the open-concept layout, enhanced by contemporary recessed lighting. The sleek kitchen boasts rich espresso cabinetry, expansive granite counters, stainless-steel appliances, built-in microwave hood fan, and a dedicated pantry for extra storage. The spacious living and dining area is bathed in natural light from oversized floor-to-ceiling windows. Slide open the door to your private east-facing balcony â€” the ideal spot to greet the day with stunning sunrises and your morning coffee. Thanks to the eastern exposure, the unit enjoys refreshing morning sun while staying comfortably cooler through Calgaryâ€™s hot summer months. The generously sized primary bedroom easily accommodates a king bed, nightstands, dressers, and even a convenient work-from-home nook. A large walk-in closet provides excellent storage, and the spa-inspired four-piece bathroom features a deep soaker tub, granite vanity, and stylish tile finishes. In-suite stacked washer and dryer



complete the package. Perfect for first-time buyers, young professionals, or investors, this condo is just minutes from SAIT, the University of Calgary, Foothills Medical Centre, Alberta Children’s Hospital, trendy Kensington, Prince’s Island Park, the river pathways, and downtown. Move-in ready, turn-key properties in this prime Sunnyside pocket rarely last long – book your showing today!

Built in 1969

Essential Information

MLS® #	A2271617
Price	\$239,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	600
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	404, 728 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J1

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco

Additional Information

Date Listed	November 19th, 2025
Zoning	M-CG d72

Listing Details

Listing Office	Real Estate Professionals Inc.
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