

# \$299,900 - 204, 1027 1 Avenue Nw, Calgary

MLS® #A2210387

**\$299,900**

2 Bedroom, 1.00 Bathroom, 781 sqft

Residential on 0.00 Acres

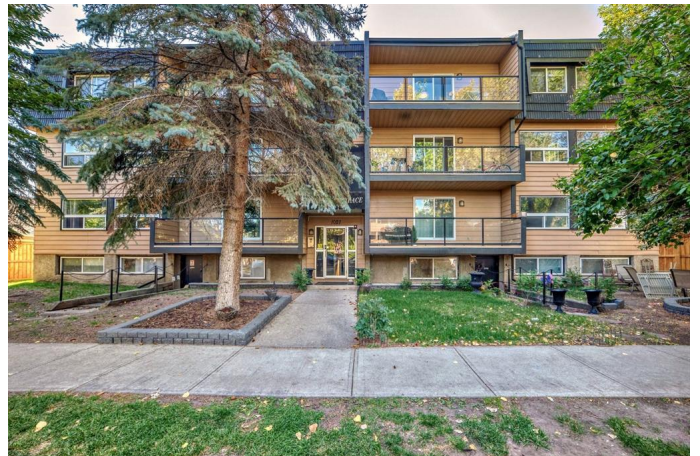
Sunnyside, Calgary, Alberta

Discover this second-floor 2-bedroom unit located in a cul de sac in the sought-after location in Sunnyside. The kitchen has a breakfast bar with ample seating, stainless steel appliances, and lots of cabinets. This unit has a large office/storage space; ideal if you are working from home. Home features hardwood floors with electric fireplace in the living room. The layout includes in-suite laundry (washer and dryer) and more storage space. The oversized balcony overlooking the serene, tree-lined street is great for entertaining and morning coffees. The bedrooms are situated down the hallway for added privacy, accompanied by a 4-piece bathroom. The unit comes with an assigned parking stall and additional street permit parking, plus bike storage for cycling enthusiasts. Located just half a block from Sunnyside LRT station for easy travel to SAIT, ACAD, UofC. Easy walking access to downtown via the Peace Bridge, Princeâ€™s Island Park and Kensington and Memorial Drive. Superb layout and location.

Built in 1977

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2210387  |
| Price     | \$299,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 781               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 204, 1027 1 Avenue Nw |
| Subdivision | Sunnyside             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3N 0A8               |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home                         |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | None                                                                       |
| # of Stories      | 4                                                                          |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Vinyl Siding, Wood Siding |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 10th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 12   |
| Zoning         | M-CG |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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