

# \$239,900 - 404, 720 1 Avenue Nw, Calgary

MLS® #A2193497

**\$239,900**

1 Bedroom, 1.00 Bathroom, 498 sqft  
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

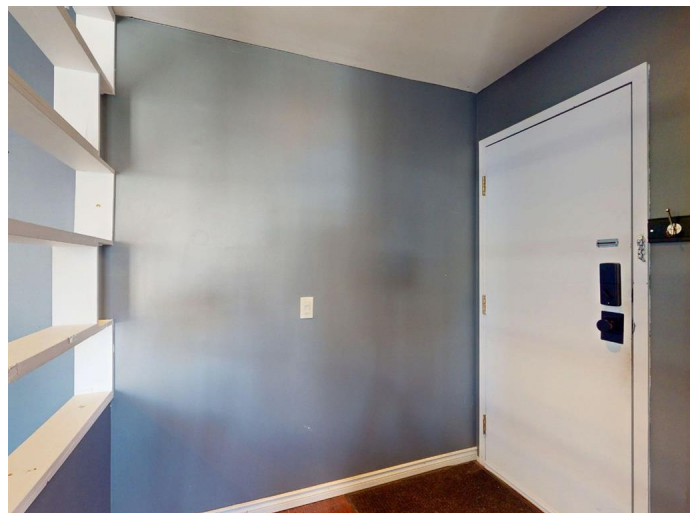
Enjoy the best of inner-city living in this 1-bedroom, 1-bathroom top-floor walk-up in the highly desirable community of Sunnyside. With an amazing walkability and bike-friendly streets, this location offers unbeatable access to downtown, the Peace Bridge, Princeá€™s Island Park, and scenic river pathways. Steps from local shops, cafes, restaurants, and the LRT, everything you need is within easy reach. This open-concept unit features laminate flooring, in-suite laundry, and a surface parking stall, all within a well-maintained building. A fantastic opportunity to own in one of Calgaryá€™s most vibrant neighborhoods!

Built in 1977

## Essential Information

MLS® #	A2193497
Price	\$239,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	498
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information



Address	404, 720 1 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0A1

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Stone, Wood Frame, Wood Siding

### **Additional Information**

Date Listed	February 9th, 2025
Days on Market	53
Zoning	M-CG d72

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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