

# \$194,999 - 6, 916 3 Avenue Nw, Calgary

MLS® #A2238168

**\$194,999**

1 Bedroom, 1.00 Bathroom, 490 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Hold on Wait a minute, is this right? You bet it is! This adorable 1 bed 1 bath condo with downtown views is ready for you to move in and start enjoying everything

Sunnyside/Kensington has to offer. You are steps away from restaurants such as Vero Bistro, Modern Steak and Red's for their amazing hollandaise sauce, coffee shops like The Rotisserie and Deville, specialty stores including Kensington Konsignment and Cannery Refillery. There are multiple gyms, bars, bodegas and The PLAZA movie theater showing independent films, popular releases and cult classics like the ROCKY HORROR PICTURE SHOW. You're one train stop away from SAIT and Alberta University of the Arts or a 5 minute walk to the river to walk your dog with your best friend or go for a run, the location is INCREDIBLE!

I'll get back on track, It's time for me to talk about the condo, and it's just as good as its location. A few steps up from the entry and you're at your door, first impression? The original crank turn doorbell is on the front door, and it still works, opening the door to wood floors and sunny spaces with a private bedroom, bathroom, storage closet and a large living room kitchen combo with an island and incredible 180 degree downtown views. The condo is fresh, it's bright and it could be very easy living for you and your fur-friend. Upgrades include a brand new full size refrigerator and a freshly installed sliding door and a new bedroom window. Pets are ok with



board approval and I've included the bylaw in the pictures for you to read personally. Enjoy oodles of quiet charm to enjoy in this concrete building that has mid century modern touches throughout. Come and see the incredible lifestyle you could have in this condo that checks all the boxes!

Built in 1965

**Essential Information**

MLS® #	A2238168
Price	\$194,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	490
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	6, 916 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J6

**Amenities**

Amenities	Laundry, Coin Laundry
Parking Spaces	1
Parking	Covered, Off Street, Stall, Plug-In

**Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Vinyl Windows
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Appliances	Dishwasher, Electric Stove, M
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	15
Zoning	M-CG d72

**Listing Details**

Listing Office	The Real Estate District
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