

\$950,000 - 810 3 Avenue Nw, Calgary

MLS® #A2240045

\$950,000

2 Bedroom, 2.00 Bathroom, 1,291 sqft
Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

*** Open House 26 July, 2025 at 1:00 PM-3:00 PM***. Welcome to a meticulously renovated and maintained 2-storey character home with unique, high-quality upgrades in the heart of Sunnyside - one of Calgary's most beloved neighborhoods. This location offers highly sought-after proximity to the Peace Bridge, Prince's Island, diverse river pathways, and Kensington, all within a 5-minute walk. Enjoy a vibrant and easy lifestyle where you can also walk downtown in less than 20min. This property has been pre-inspected for you by the owners of 20+ years and it's ready for its next chapter with people who will appreciate it just as much.

As you arrive, you will notice the lovely curb appeal as the classic front porch welcomes you with a peaceful view of the garden. The main level welcomes you with a warm living and dining area showcasing a handcrafted curved mantle with gas fireplace, and engineered hardwood floors. The thoughtfully designed kitchen features custom maple cabinetry, one-of-a-kind gorgeous granite countertops, heated concrete floors, and a seating peninsula that looks out to the delightful backyard—perfect for morning coffee or evening wine. Upstairs, you'll find two bedrooms and a luxurious extensive spa-style bathroom with heated floors boasting a steam shower, custom concrete vanity, and his & hers walk-in closets with maple cabinetry. The fully finished basement offers a recreation room, second full bathroom, laundry



area and flex space to use as you please. Outside, escape to your private backyard oasis with expansive composite decking, a natural gas fire table, and a show-stopping oversized heated and insulated garage featuring stone detailing and a vineyard-inspired mural. Itâ€™s the perfect setting for outdoor entertaining or quiet evenings under the stars. With exceptional walkability, unmatched character, and custom-crafted features throughout, this home is perfect for professionals or downsizers seeking inner-city lifestyle without compromise. You wonâ€™t find another like it.

Built in 1914

Essential Information

MLS® #	A2240045
Price	\$950,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,291
Acres	0.07
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	810 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0J4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Storage, Walk-In Closet(s), Natural Woodwork, Steam Room
Appliances	Dishwasher, Electric Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Gas Water Heater
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Native Plants, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	9
Zoning	M-CG d72

Listing Details

Listing Office	CIR Realty
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