

\$749,900 - 1038 1 Avenue Nw, Calgary

MLS® #A2267194

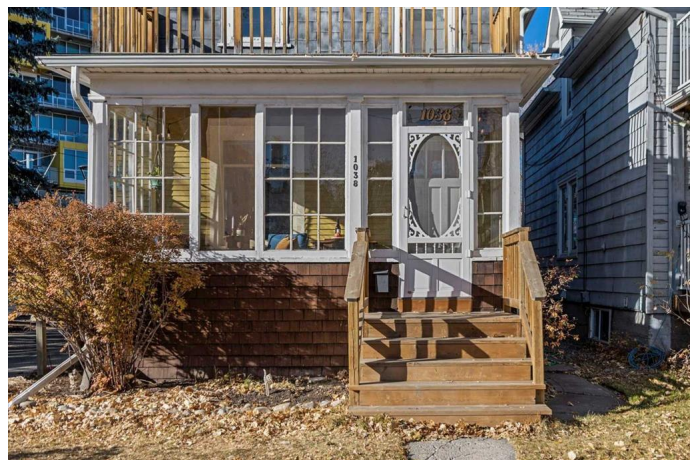
\$749,900

3 Bedroom, 2.00 Bathroom, 1,093 sqft
Residential on 0.05 Acres

Sunnyside, Calgary, Alberta

****Open House: Sunday November 2nd 2-4PM**

**** Hey Y'all! Welcome to this charming character home on a quiet cul-de-sac in the heart of beautiful, trendy Sunnyside. This one-of-a-kind property blends vintage charm with urban convenience, offering unbeatable walkability and a truly special vibe. Tucked away on a peaceful street surrounded by trees and pathways, this 3-bedroom home offers over 1,000 sq. ft. of inviting living space and 2 full bathrooms a vintage claw foot tub in the upstairs bath. Step inside to find rustic fir hardwood floors, exposed brick accents, and vibrant, eclectic design details that fill every corner with warmth and personality. The open-concept main level features cozy front porch with, a bright and spacious layout, and plenty of sunlight from all angles. Upstairs, 2 out of the 3 bedrooms offer private balconies overlooking downtown—with the C-Train gliding by in the distance for that quintessential Sunnyside feel. The basement offers a solid foundation for future development, with a side entrance, new concrete floor with back-flow and sump pump, reinforced cut-in windows, and a bathroom rough in already equipped with a toilet. Perfectly located just steps from Kensington shops, caf  s, Safeway, transit, and the Bow River pathways, you  ll love walking or biking everywhere  whether it  s downtown for work or along Memorial Drive for evening strolls. Ideal for professionals, small families, or savvy investors, this home combines location,**



character, and value in one unbeatable package. Book your showing today!

Built in 1914

Essential Information

MLS® #	A2267194
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,093
Acres	0.05
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1038 1 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0A7

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad, Stall

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Kitchen Island, Natural Woodwork, Pantry, Storage, Sump Pump(s), Wood Counters
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Kitchen, None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Zoning	M-CG d72

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.