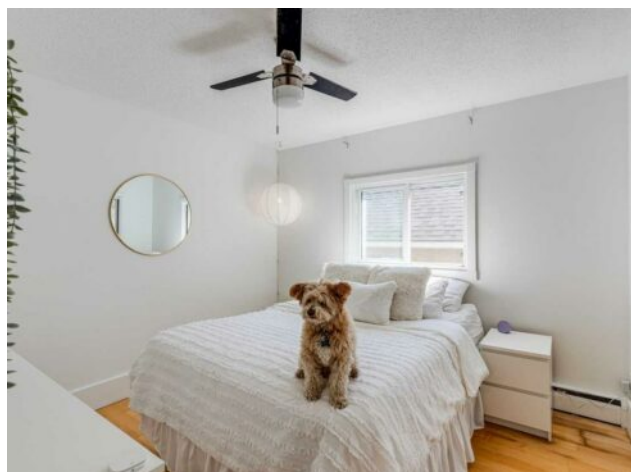


6, 916 3 Avenue NW  
Calgary, Alberta

MLS # A2238168



# \$194,999

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	490 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Off Street, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 476
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Vinyl Windows		

**Inclusions:** Refrigerator, Dishwasher, Stove, Hood fan

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!