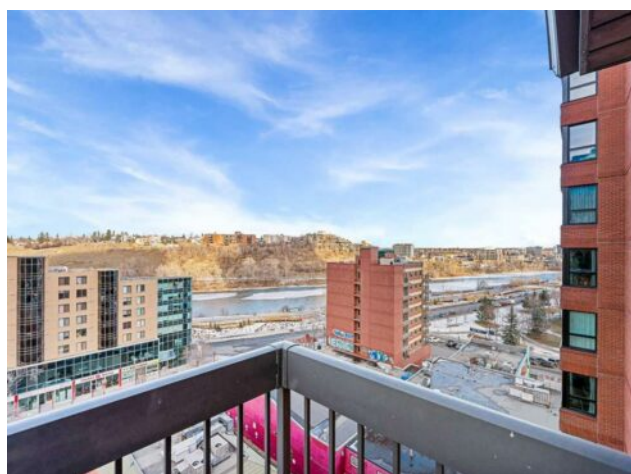


1001, 116 3 Avenue SE
Calgary, Alberta

MLS # A2271524



\$129,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	357 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Introducing an exceptional opportunity in the vibrant heart of Chinatown. Nestled amongst the bustling energy and cultural richness of this dynamic neighbourhood, this one-bedroom apartment offers a truly remarkable living experience. Situated on the TOP FLOOR, this unit boasts breathtaking views of the majestic river, providing a serene backdrop that will leave you in awe. Rarely does a unit come up in this building with IN-SUITE LAUNDRY, and a RENOVATED bathroom. Enjoy ultimate privacy and independence in these high cost of living times. Monthly condo fees cover all utilities (heat, water, electricity), so managing your budget is a breeze. This property presents an exceptional opportunity not only for investors but also for first time homebuyers. Experience the convenience of independent downtown living, where all life's pleasures is within reach. Become part of a thriving community rich in culture and history, and take advantage of nearby river walks for outdoor leisure. Immerse yourself in Chinese culture with the nearby Chinese Cultural Center, and savour some of the city's best dim sum right around the corner. Excellent transit connectivity ensures easy exploration of Calgary and beyond. Whether you're starting a new chapter, seeking an independent lifestyle, or making a savvy investment, Sunrise Apartments offers an exceptional opportunity to reside in the heart of Calgary's Chinatown. Don't miss out – schedule a viewing today to make this condo your new home or investment!