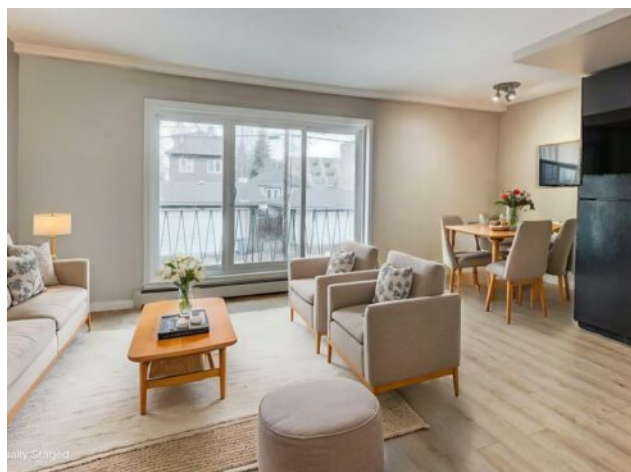


4, 916 3 Avenue NW  
Calgary, Alberta

MLS # A2284731

# \$239,900



|                    |                                                |                   |          |
|--------------------|------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                                      | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                 | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                              | <b>Condo Fee:</b> | \$ 619   |
| <b>Basement:</b>   | -                                              | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Mixed                                          | <b>Zoning:</b>    | M-CG d72 |
| <b>Foundation:</b> | -                                              | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Smoking Home, Open Floorplan, Wood Counters |                   |          |

**Inclusions:** Brown cabinet at entry, wooden shelf above the sink in the kitchen

|Best-Valued 2 Bedroom in Sunnyside | Strong rental appeal. Proven location. Exceptional value&mdash;Ideally located just steps from the Sunnyside LRT, this pet-friendly 2-bedroom condo offers exceptional value for investors, first-time buyers, students, downsizers, and urban professionals. Situated on the 2nd floor, the home features oversized windows that flood the space with natural light, creating a bright and inviting atmosphere. The open-concept layout seamlessly connects the kitchen, dining, and living areas&mdash;perfect for both everyday living and entertaining. The well-appointed kitchen offers ample workspace and makes meal preparation effortless. The generous primary bedroom provides a comfortable retreat, while the second bedroom offers versatile use for roommates, as a home office, gym, or hobby room. A conveniently located 3-piece bathroom is positioned just steps from both bedrooms. Designed with functionality in mind, the home also includes a spacious in-suite storage room&mdash;an increasingly sought-after feature for condo living. Notables&mdash;new windows ( 3 yr ago),new patio door ( 8 yr ago), assigned parking stall, bike storage, and a large balcony ideal for outdoor enjoyment and grilling. Residents of this well-managed, pet-friendly complex enjoy immediate access to the amenities of vibrant Kensington, including shopping, dining, parks, river pathways, walking and biking trails, and transit. Outstanding value, excellent functionality, and a premier inner-city location&mdash;A smart addition to any investment portfolio or an ideal entry point into inner-city ownership &mdash;a rare opportunity not to be missed.