

# \$180,000 - 302, 836 4 Avenue Nw, Calgary

MLS® #A2245707

**\$180,000**

1 Bedroom, 1.00 Bathroom, 555 sqft  
Single Family on 0.00 Acres

Sunnyside, Calgary, Alberta

**PRICE REDUCED!!! Bright & Inviting**  
1-Bedroom Condo in the Heart of Sunnyside  
Welcome to Unit 302 at 836 4 Avenue NW—a charming 3rd floor condo offering comfort, convenience, and a vibrant urban lifestyle. This 1-bedroom, 1-bathroom home features a bright and functional layout, highlighted by a south-facing balcony that fills the space with natural light—perfect for enjoying your morning coffee or unwinding after a busy day. The unit includes a spacious in-suite storage room, providing ample space for your belongings. An assigned parking stall ensures hassle-free parking, and the common laundry facilities are conveniently located within the building. Situated just steps from the Sunnyside C-Train station, Safeway, and the eclectic shops and eateries of Kensington, you'll have everything you need within easy reach. Enjoy leisurely strolls along the Bow River pathways, or take a short walk to downtown Calgary. Nearby parks like Riley Park and McHugh Bluff offer green spaces for relaxation and recreation. Experience the perfect blend of tranquility and city living in this well-maintained condo. Whether you're a first-time buyer, downsizing, or seeking an investment opportunity, Unit 302 is a must-see. (id:6289)

Built in 1971

## Essential Information



Listing #	A2245707
Price	\$180,000
Bedrooms	1
Bathrooms	1.00
Square Footage	555
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	302, 836 4 Avenue Nw
Subdivision	Sunnyside
City	Calgary
Province	Alberta
Postal Code	T2M0M8

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, No Animal Home, No Smoking Home
Parking Spaces	1

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings
Heating	Baseboard heaters, Hot Water
Cooling	None
# of Stories	4

### Exterior

Exterior	Brick
Construction	Wood frame

### Listing Details

Listing Office	CIR Realty
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Listing information last updated on October 14th, 2025 at 12:01pm PDT