

\$889,000 - 810 3 Avenue Nw, Calgary

MLS® #A2255996

\$889,000

2 Bedroom, 2.00 Bathroom, 1,291 sqft

Single Family on 0.07 Acres

Sunnyside, Calgary, Alberta

Welcome to a meticulously renovated and maintained 2-storey character home with unique, high-quality upgrades in the heart of Sunnyside - one of Calgary's most beloved neighborhoods. This location offers highly sought-after proximity to the Peace Bridge, Prince's Island, diverse river pathways, and Kensington, all within a 5-minute walk. Enjoy a vibrant and easy lifestyle where you can also walk downtown in less than 20min. This property has been pre-inspected for you by the owners of 20+ years and it's ready for its next chapter with people who will appreciate it just as much. Upgrades include High efficiency furnace, new hot water tank (2023), new water softener (2022), new lux doors and phantom screens (2022), steam shower, Wine Fridge. As you arrive, you will notice the lovely curb appeal as the classic front porch welcomes you with a peaceful view of the garden. The main level welcomes you with a warm living and dining area showcasing a handcrafted curved mantle with gas fireplace, and engineered hardwood floors. The thoughtfully designed kitchen features custom maple cabinetry, one-of-a-kind gorgeous granite countertops, heated concrete floors, and a seating peninsula that looks out to the delightful backyard—perfect for morning coffee or evening wine. Upstairs, you'll find two bedrooms and a luxurious extensive spa-style bathroom with heated floors boasting a steam shower, custom concrete vanity, and his &



hers walk-in closets with maple cabinetry. The fully finished basement offers a recreation room, second full bathroom, laundry area and flex space to use as you please. Outside, escape to your private backyard oasis with expansive composite decking, a natural gas fire table and a patio se that is negotiable. A show-stopping oversized heated and insulated garage featuring stone detailing and a vineyard-inspired mural. Itâ€™s the perfect setting for outdoor entertaining or quiet evenings under the stars. With exceptional walkability, unmatched character, and custom-crafted features throughout, this home is perfect for professionals or downsizers seeking inner-city lifestyle without compromise. You wonâ€™t find another like it. (id:6289)

Built in 1914

Essential Information

Listing #	A2255996
Price	\$889,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,291
Acres	0.07
Year Built	1914
Type	Single Family
Sub-Type	Freehold

Community Information

Address	810 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
Province	Alberta
Postal Code	T2N0J4

Amenities

Amenities	Park, Playground, Schools, Shopping
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Features	Back lane, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage, Oversize
# of Garages	3
View	View

Interior

Appliances	Refrigerator, Dishwasher, Wine Fridge, Stove, Microwave, Humidifier, Hood Fan, Window Coverings, Washer & Dryer, Water Heater - Gas
Heating	Other, Forced air, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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