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

MLS® #A2245707

\$180,000

1 Bedroom, 1.00 Bathroom, 555 sqft Residential 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 NWâ€"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 lightâ€"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.







Built in 1971

Essential Information

MLS® # A2245707 Price \$180,000

1

Bedrooms

Bathrooms 1.00

Full Baths 1

Square Footage 555

Acres 0.00

Year Built 1971

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 302, 836 4 Avenue Nw

Subdivision Sunnyside
City Calgary
County Calgary

Province Alberta

Postal Code T2M 0M8

Amenities

Amenities None

Parking Spaces 1

Parking Stall

Interior

Interior Features No Animal Home, No Smoking Home, See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window

Coverings

Heating Baseboard, Hot Water

Cooling None

of Stories 4

Exterior

Exterior Features Balcony

Construction Brick, Wood Frame

Additional Information

Date Listed August 5th, 2025

Days on Market 75

Zoning M-CG

Listing Details

Listing Office CIR Realty

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