

# \$185,000 - 101, 836 4 Avenue Nw, Calgary

MLS® #A2205308

**\$185,000**

1 Bedroom, 1.00 Bathroom, 485 sqft  
Residential on 0.00 Acres

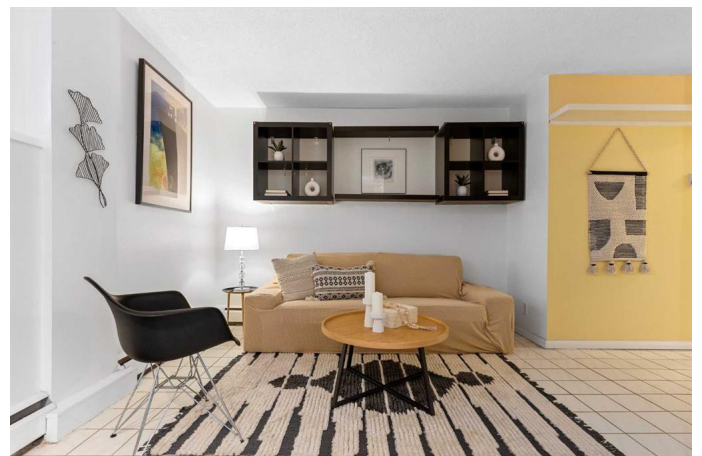
Sunnyside, Calgary, Alberta

\*Seller will pay for 6 months condo fees to make your transition into home ownership a breeze! \*Welcome to Sunnyside Serenity—a space that radiates charm, warmth, and thoughtful design. Located on a mature, peaceful street, this 1-bedroom condo blends convenience and character. Surrounded by boutique shops, inviting cafes, and delightful restaurants, it offers a vibrant yet tranquil lifestyle.

Step inside to discover a layout that balances function and comfort. The cozy living room invites you to unwind, while the bright kitchen provides an ideal spot for culinary creativity, with an adjacent dining area perfectly suited for meals and moments shared. The bedroom offers a serene retreat, conveniently located just steps from a well-appointed four-piece bathroom.

With privacy as a hallmark, this condo stands alone on its own level, offering an exclusive space to call home. A secure storage locker is conveniently situated right outside the door, laundry facilities are just steps away. No stairs are required to navigate from the assigned parking space behind the building, making daily errands a breeze.

Set in the heart of Sunnyside, this property is a gateway to a lifestyle rich in amenities. From the scenic pathways of Riley Park and the nearby McHugh Bluff, as well as Princeâ€™s



Island to the charming treasures found in Little Free Libraries scattered through the neighbourhood, the area is a delight to explore. With the C-Train just a short walk away, connections to downtown, SAIT, and beyond are effortless.

Sunnyside offers a cohesive, welcoming community with all the essentials close at hand, including a quick 3-minute walk to Safeway for those last-minute ingredients. This condo is more than a place to live—it's an invitation to a life well-lived in a community that feels like home.

Built in 1971

### Essential Information

MLS® #	A2205308
Price	\$185,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	485
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	101, 836 4 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0M8

### Amenities

Amenities	Coin Laundry, Parking, Storage
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Bookcases, Built-in Features, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	None
Construction	Brick, Wood Frame

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	17
Zoning	M-CG d72

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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