

# \$175,000 - 302, 836 4 Avenue Nw, Calgary

MLS® #A2245707

**\$175,000**

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 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.

Built in 1971

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2245707          |
| Price          | \$175,000         |
| Bedrooms       | 1                 |
| 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 | 91               |
| Zoning         | M-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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