

# \$699,900 - 927 3 Avenue Nw, Calgary

MLS® #A2259780

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.07 Acres

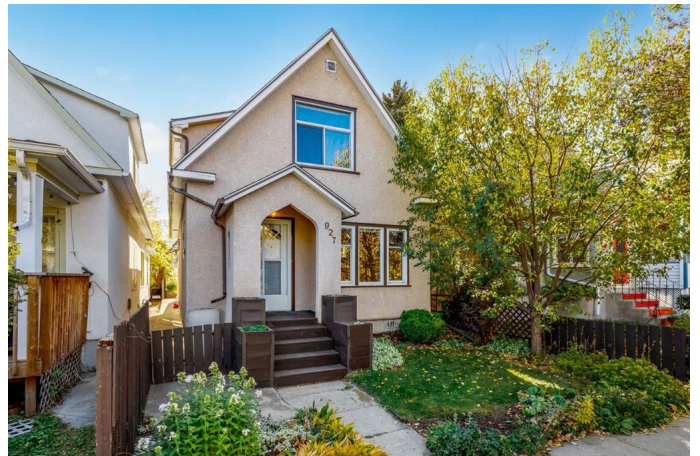
Sunnyside, Calgary, Alberta

Welcome to this charming Victorian-era residence located in the highly sought-after community of Sunnyside. Perfectly positioned on beautiful, tree-lined 3rd Avenue, this 1.5-storey, 3-bedroom home offers the ideal blend of character, convenience, and urban lifestyle.

Just steps away from the Sunnyside LRT Station, ACME Pizza, and the countless restaurants and coffee shops of Kensington — including The Roasterie, Higher Ground, Regal Cat Café, Oolong Tea, Vero Bistro, Hayden Block, and Osteria Chef's Table — you'll love living in the heart of it all. Sunnyside Elementary School is only a five-minute walk, and you're within easy walking distance of the Peace Bridge and downtown Calgary.

Inside, the main floor features 9-foot ceilings and solid hardwood flooring that continues throughout both the main and upper levels. The layout includes a spacious living room, a formal dining area, and a bright kitchen with a cozy breakfast nook. Upstairs, you'll find three bedrooms and a full 4-piece bathroom. The fully finished basement provides additional living space with a large recreation/family room (perfect for a gym or media area), a 3-piece bathroom, and a generous laundry/storage room. Outside, the south-facing yard offers a private patio surrounded by mature shrubs and a detached single garage.

This home has been well maintained and is ideal for a young family or a professional



couple seeking a character property close to downtown.

Book your private viewing today and experience the charm of Sunnyside living!

Built in 1912

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2259780          |
| Price          | \$699,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,172             |
| Acres          | 0.07              |
| Year Built     | 1912              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 927 3 Avenue Nw |
| Subdivision | Sunnyside       |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2N 0J7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                         |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer, Electric Cooktop |
| Heating           | Forced Air, Natural Gas                                                             |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Other              |
| Lot Description   | See Remarks        |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 8                 |
| Zoning         | M-CG d72          |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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