

# \$725,000 - 904 1 Avenue Nw, Calgary

MLS® #A2238340

**\$725,000**

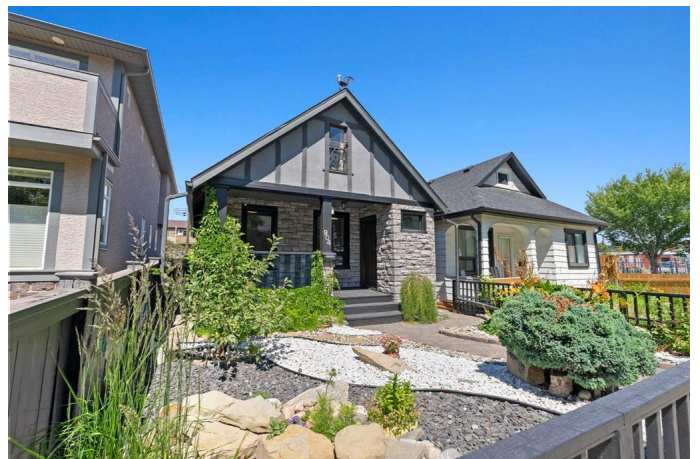
1 Bedroom, 2.00 Bathroom, 700 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

**\*\* OPEN HOUSE SUNDAY JULY 20th from 12:00PM - 2:00PM \*\*** Welcome to this beautifully updated 1920s character home in the vibrant and highly sought-after community of Sunnyside. Ideally located just steps from the iconic PEACE BRIDGE and the scenic BOW RIVER PATHWAYS, this home offers unmatched walkability—minutes to Kensington's trendy shops and caf  s, the C-Train, and downtown Calgary. With undeniable curb appeal, this home blends TIMELESS CHARM with thoughtful modern updates. Inside, you're welcomed by a cozy living room and a good sized primary bedroom complete with a generous walk-in closet. The FULLY RENOVATED main bathroom is a standout, featuring a sleek walk-in glass shower, contemporary vanity, built-in storage, and convenient in-suite laundry.

The kitchen is warm and functional, with tile flooring, granite countertops, a built-in wine rack, and an intimate dining nook overlooking the backyard. A charming rear DEN adds extra versatility—perfect as a home office, reading room, or stylish mudroom. Step outside to discover your private, low-maintenance backyard oasis with a concrete patio & cobblestones leading to the OVERSIZED 14'6" X 22'5" single GARAGE/studio. This incredible space is insulated, including a Vermont Cast Iron Stove, and features soaring 14-foot ceilings, a ceiling fan, and a painted, finished



interiorâ€™ ideal as a workshop, art studio, or creative retreat.

Downstairs, you'll find a second full bathroom, a large storage room with custom built-in shelving, and a flexible second room/ bonus room to suit your needs.

This lovingly maintained and historically rich "BIRD-TIMESHARE" home is a rare find in one of Calgaryâ€™s most charming inner-city neighbourhoods. NEWER SHINGLES (2024), NEW FURNACE (2024) and Hot Water Tank (2023). Donâ€™t miss your chance to make it yours!

Built in 1920

**Essential Information**

MLS® #	A2238340
Price	\$725,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	700
Acres	0.07
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	904 1 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0A5

**Amenities**

Parking Spaces	1
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Parking	Oversized, Rear Drive, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	Living Room
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 9th, 2025
Days on Market	12
Zoning	M-CG d72

### Listing Details

Listing Office	RE/MAX First
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