



## Multi-Family Investment Opportunity in Sunnyside

727 3 Avenue NW | Calgary, Alberta

LOCATION	727 3 Avenue NW
LEGAL	9511301; 1 - 19
YEAR BUILT	1970
COMMUNITY	Sunnyside
SITE SIZE	12,018 SF
RENTABLE AREA	11,000 SF
FLOORS	3
# OF UNITS	19
PARKING	19 Surface Stalls
CONSTRUCTION	Wood-frame
UNIT MIX	15 - 1BR (550 SF) 4 - 2BR (710 SF)
ZONING	M-CG Multi-Residential - Contextual Grade - Oriented District



**CLOSE PROXIMITY TO DOWNTOWN CALGARY**  
5 minute drive, 10 minute bike, 20 minute walk



**SURROUNDED BY AMENITIES**  
Couple blocks from Safeway and Kensington, community with plenty of shops and restaurants in the area



**ACCESS TO TRANSIT**  
Easy access to downtown by transit



**WALK SCORE**  
Very walkable to downtown and other amenities



**BIKE SCORE**  
Very bikeable, 2 minutes to a grocery store and 10 minutes to downtown



**PROPERTY DETAILS**

Municipal Address:  
727 3 Avenue NW, Calgary, Alberta

# Condo-titled Units: 19

Suite mix:	Unit Type	# Of Units	Avg. Unit Size
	1 Bed 1 Bath	15	550 SF
	2 Bed 1 Bath	4	710 SF

Parking: 19 surface stalls

**Asking Price: \$4,350,000**

**PROPERTY HIGHLIGHTS**

- Condo-titled units
- Coin operated laundry, machines are owned
- New roof done estimated 15 years ago - EPDM rubber membrane
- Tenants pay electricity
- 6 units have had updates such as backsplash, vinyl flooring and new carpets.

SCOTIABANK SADDLEDOME

MNP SPORT CENTRE

Downtown

Crescent Heights

Bow River

Prince's Island Park

Eau Claire

8TH STREET STATION

Memorial Drive

Sunnyside School

Kensington

727 3 Avenue NW

CITY HALL LRT STATION

SAFeway

Scotiabank

ORIGINAL JOE'S

Tim Hortons

Rosedale Off Leash Dog Park

10th Street NW

Riley Park  
Wading Pool + Cricket Ground

Hillhurst Sunnyside Community Association

# FOR SALE | 19 CONDO TITLED UNITS

