FOR SALE | 19 CONDO-TITLED UNITS IN SUNNYSIDE





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
RENTABLE AREA FLOORS	11,000 SF 3
FLOORS	3

15 - 1BR (550 SF) 4 - 2BR (710 SF)

M-CG Multi-Residential - Contextual

Grade - Oriented District

UNIT MIX

ZONING



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

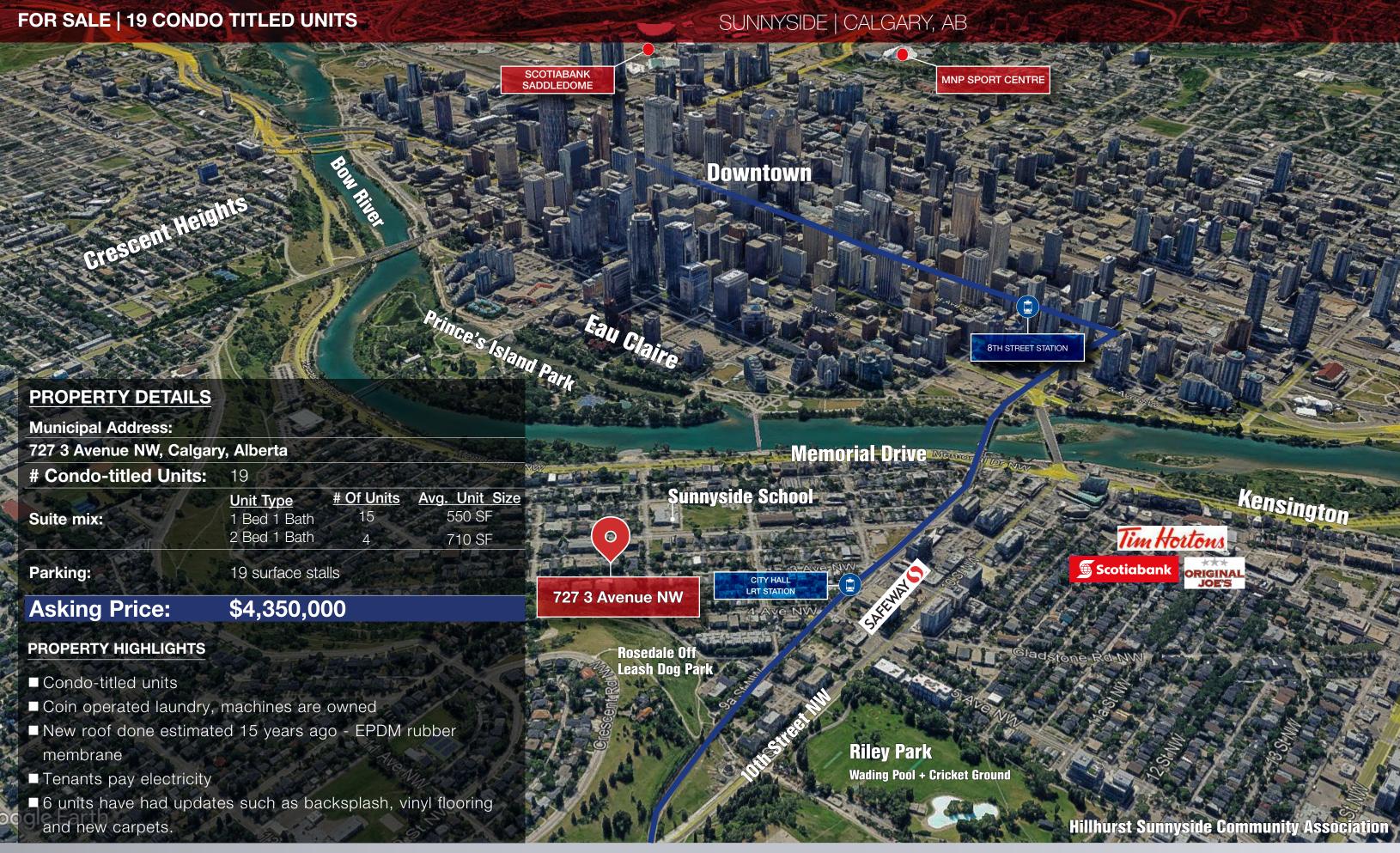
Very walkable to downtown and other amenities



BIKE SCORE

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







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