

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

MLS® #A2238340

\$725,000

1 Bedroom, 2.00 Bathroom, 700 sqft

Residential on 0.07 Acres

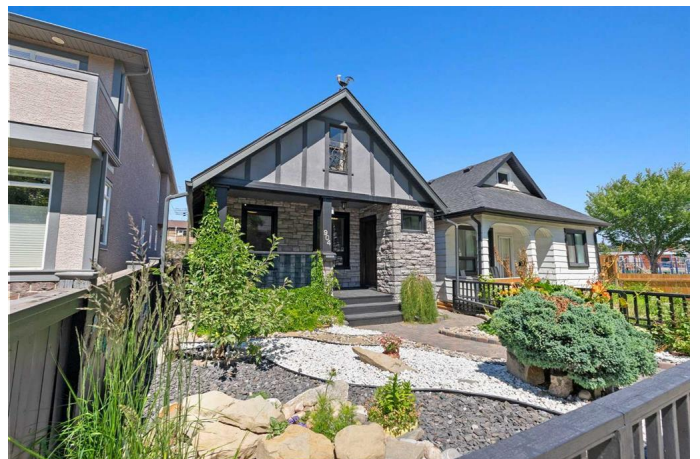
Sunnyside, Calgary, Alberta

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 interior—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 Calgary's most charming inner-city neighbourhoods. NEWER SHINGLES (2024), NEW FURNACE (2024) and Hot Water Tank (2023). Don'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
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 5

Zoning M-CG d72

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.