# \$749,900 - 1038 1 Avenue Nw, Calgary

MLS® #A2267194

### \$749,900

3 Bedroom, 2.00 Bathroom, 1,093 sqft Residential on 0.05 Acres

Sunnyside, Calgary, Alberta

\*\*Open House: Sunday November 2nd 2-4PM \*\* Hey Y'all! Welcome to this charming character home on a quiet cul-de-sac in the heart of beautiful, trendy Sunnyside. This one-of-a-kind property blends vintage charm with urban convenience, offering unbeatable walkability and a truly special vibe. Tucked away on a peaceful street surrounded by trees and pathways, this 3-bedroom home offers over 1,000 sq. ft. of inviting living space and 2 full bathrooms a vintage claw foot tub in the upstairs bath. Step inside to find rustic fir hardwood floors, exposed brick accents, and vibrant, eclectic design details that fill every corner with warmth and personality. The open-concept main level features cozy front porch with, a bright and spacious layout, and plenty of sunlight from all angles. Upstairs, 2 out of the 3 bedrooms offer private balconies overlooking downtownâ€"with the C-Train gliding by in the distance for that quintessential Sunnyside feel. The basement offers a solid foundation for future development, with a side entrance, new concrete floor with back-flow and sump pump, reinforced cut-in windows, and a bathroom rough in already equipped with a toilet. Perfectly located just steps from Kensington shops, cafés, Safeway, transit, and the Bow River pathways, you'II love walking or biking everywhereâ€"whether it's downtown for work or along Memorial Drive for evening strolls. Ideal for professionals, small families, or savvy investors, this home combines location,







character, and value in one unbeatable package. Book your showing today!

#### Built in 1914

#### **Essential Information**

MLS® # A2267194 Price \$749,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,093
Acres 0.05
Year Built 1914

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 1038 1 Avenue Nw

Subdivision Sunnyside
City Calgary
County Calgary
Province Alberta
Postal Code T2N 0A7

#### **Amenities**

Parking Spaces 1

Parking Off Street, Parking Pad, Stall

#### Interior

Interior Features Bathroom Rough-in, Built-in Features, Kitchen Island, Natural

Woodwork, Pantry, Storage, Sump Pump(s), Wood Counters

Appliances Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Kitchen, None

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony, Private Yard, Storage

Lot Description Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Low

Maintenance Landscape, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 30th, 2025

Days on Market 2

Zoning M-CG d72

## **Listing Details**

Listing Office CIR Realty

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