

# \$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 cafés, 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 6

Zoning M-CG d72

## Listing Details

Listing Office RE/MAX First

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