$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 walkabilityâ€”minutes to Kensingtonâ€™s trendy shops and cafÃ©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 versatilityâ€”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 interiorâ€”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 Calgaryâ€™s most charming inner-city neighbourhoods. NEWER SHINGLES (2024), NEW FURNACE (2024) and Hot Water Tank (2023). Donâ€™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

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