

\$875,000 - 903 3 Avenue Nw, Calgary

MLS® #A2243940

\$875,000

3 Bedroom, 2.00 Bathroom, 1,336 sqft
Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

Welcome to one of Calgary's finest properties - 903 3 Avenue NW - where history meets exceptional craftsmanship, and where you can raise your family and enjoy life for years to come! Nestled in the highly sought-after community of Sunnyside, this stunning turn-of-the-century Victorian home will absolutely take your breath away.

Meticulously maintained, tastefully upgraded, and thoughtfully renovated over the years, this is truly a forever home. The main floor features a spacious living room, a dining area, a convenient 2-piece bathroom, laundry space, and a chef's kitchen with granite countertops, ample cabinetry, and a stylish butcher block peninsula.

Upstairs, you'll find 3 well-sized bedrooms and a 4-piece bathroom. Quality hardwood flooring runs throughout both the main and upper levels. The sunny, south-facing backyard is beautifully landscaped, offering a large deck, mature shrubs and flowers, plus a double garage built in 2014.

The finished basement includes a massive recreation room with an additional laundry hookup and generous storage space. Extensive upgrades were completed in 2014, including main floor windows, roof shingles, interior and exterior paint, kitchen and bathroom renovations, a rear extension, a new front door, custom closet doors, updated



electrical panel, wiring, and plumbing. Upper floor windows were replaced in 2018.

This exceptional home is just a short walk from the highly regarded Sunnyside School (elementary), the LRT station, Safeway, the Peace Bridge, downtown, and the vibrant caf  s, bars, and restaurants of Kensington. You must see this masterpiece in person   don   t wait, it won   t last long!

Built in 1910

Essential Information

MLS�� #	A2243940
Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,336
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	903 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Lane, Few Trees, Landscaped, Views, Other

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed August 1st, 2025

Days on Market 1

Zoning M-CG d72

Listing Details

Listing Office RE/MAX First

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