

# \$1,199,000 - 905 1 Avenue Nw, Calgary

MLS® #A2210552

**\$1,199,000**

4 Bedroom, 3.00 Bathroom, 2,127 sqft

Residential on 0.14 Acres

Sunnyside, Calgary, Alberta

Welcome to this charming century home, offering 2,127 sq. ft. of beautiful above-ground living space in the heart of Sunnyside. Previously renovated with a West Coast feel, much of the original character remains intact, including the casings, staircase, panelling, and doors. Thoughtfully taken down to the studs and rebuilt, the home was designed to capture abundant natural light through large windows and skylights, maximizing the sunny south and west exposures. A two-storey lofted addition floods the main floor with natural light, featuring a bright kitchen with a large island and prep space, a spacious dining area, a dedicated study perfect for a home office, and both a family room and living room for flexible living. Upstairs, you'll find two generous bedrooms, one with a cozy loft area, and a massive primary suite with a private sitting area. This sanctuary can also be accessed via a second staircase from the great room addition. The basement offers ample storage and an illegal suite, providing multiple options for a mortgage helper or private nanny quarters or set up as an Airbnb. Situated on one of the last remaining 50-foot lots in Sunnyside, this property boasts a mature and sunny south backyard. It is an ideal spot to enjoy lazy summer afternoons and the beautiful perennial gardens. Don't miss your chance to own a one-of-a-kind property with M-CG zoning in one of Calgary's most vibrant neighbourhoods!



Built in 1915

## Essential Information

MLS® #	A2210552
Price	\$1,199,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,127
Acres	0.14
Year Built	1915
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	905 1 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0A6

## Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator
Heating	Baseboard, Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Playground, Private Yard  
Lot Description        Garden, Landscaped, Level, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Wood Frame, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 11th, 2025  
Days on Market        9  
Zoning                    M-CG

**Listing Details**

Listing Office            RE/MAX Realty Professionals

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