

**3, 643 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2268624**



**\$399,900**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Bridgeland/Riverside  |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 3 (or more) Storey    |               |                   |
| <b>Size:</b>     | 1,116 sq.ft.          | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Attached Carport      |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | See Remarks           |               |                   |

|                    |                                    |                   |           |
|--------------------|------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Ceramic Tile, Hardwood             | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | \$ 232    |
| <b>Basement:</b>   | None                               | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Mixed, Stucco, Vinyl Siding | <b>Zoning:</b>    | M-CG d111 |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Laminate Counters, Storage         |                   |           |

|                    |     |
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| <b>Inclusions:</b> | N/A |
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Are you a busy professional or someone looking to downsize but still wanting access to the amenities downtown Calgary has to offer? A conveniently located three-level, 1,116 sq. ft. townhouse situated in trendy Bridgeland/Riverside with 2 bedrooms and 1.5 baths is available for your viewing. On the main level, enter the foyer from the adjacent covered carport. An in-suite laundry/utility room is also located here. The second level features light-coloured, wide plank hardwood flooring and an open concept living room/dining area. A wood burning fireplace in the living room is a welcome feature for frosty winter evenings. The galley kitchen with its white cabinetry and tiled backsplash has added storage convenience provided by an adjoining pantry. A handy 2-pc. bath completes this level. Moving to the third level, two bedrooms with amply sized closets share a tiled 4-pc. bath. Location is key as the vibrant Bridgeland Community and downtown are just minutes away. Edmonton Trail, Memorial Drive, 16th Avenue and the Bow River are all in close proximity as are restaurants, shopping, theatre, churches and the downtown business community. Common area maintenance makes for one less chore on your plate. Do make an appointment today and check out this downtown gem.