

106, 659 4 Avenue NE
Calgary, Alberta

MLS # A2295821



\$260,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,015 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 850
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d111
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: NA

Welcome to this bright and inviting two-bedroom condo ideally located in the heart of Bridgeland—one of Calgary’s most vibrant and highly sought-after inner-city communities. Offering the perfect balance of comfort, functionality, and urban convenience, this ground-level unit is highlighted by its thoughtful layout and exceptional outdoor living space. The well-maintained kitchen features classic white cabinetry, ample counter space, and quality appliances, creating a functional and timeless space for everyday living. It flows seamlessly into the open-concept dining and living areas, where large windows fill the home with natural light and create an airy, welcoming atmosphere. A true standout feature is the expansive south-facing patio—perfect for entertaining, enjoying your morning coffee, or unwinding at the end of the day. This private outdoor retreat is a rare find in inner-city living and adds an extra layer of charm and livability to the home. Both bedrooms are generously sized and offer comfortable, versatile spaces for rest, guests, or a home office. The unit is complete with a well-appointed four-piece bathroom, in-suite laundry, and a dedicated storage room, ensuring everyday convenience. Additional highlights include secure underground parking and a pet-friendly building. Enjoy an unbeatable location just steps from Bridgeland’s trendy shops, cafés, and restaurants, as well as nearby parks, river pathways, the Calgary Zoo, TELUS Spark, and the Bridgeland LRT station. With quick access to downtown and a highly walkable setting, this is urban living at its best. Condo fees include all utilities except electricity and internet, offering excellent value and peace of mind. Whether you’re a first-time buyer, investor, or looking to downsize without compromising on lifestyle, this beautifully located Bridgeland condo is an

opportunity you won't want to miss.