

**100, 808 4 Avenue NW**  
**Calgary, Alberta**

**MLS # A2304939**



**\$488,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,283 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Tile

**Condo Fee:** \$ 1,123

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Stucco

**Zoning:** M-CG d72

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

**Inclusions:** Contact seller directly

Click brochure link for more details. A sprawling inner city condominium just moments from the river, two blocks to groceries, the LRT and Riley Park, nestled quietly into the hill on a lovely tree lined street in beautiful Sunnyside. Spacious and roomy describe this concrete masterpiece which boasts a large master bedroom with roomy walk-in closet, second bedroom with large windows, large 5 piece bath plus additional half bath off the foyer. The large open plan offers a massive living room / dining room with wood burning gas fireplace & lots of big bright windows finished with custom wood blinds. The custom kitchen features cherry cabinets & plenty of granite counter space with direct access to the covered 24x16 patio area complete with gas hookup for BBQ. An additional SW facing sundeck is located off the dining area. This ground floor unit features secure direct access from the entrance lobby with no stairs to climb, a large private storage locker and heated underground parking. A unique property in a fabulous location.