

23, 643 4 Avenue NE
Calgary, Alberta

MLS # A2305779



\$375,000

Division:	Bridgeland/Riverside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,231 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 238
Basement:	Partial	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Storage		

Inclusions: none

Welcome to this beautifully updated townhouse in the heart of Bridgeland/Riverside, offering city views, an inviting living space, and an unbeatable inner-city lifestyle. With 1,231 sq. ft., 2 bedrooms plus a versatile den, 1.5 bathrooms, a single attached garage, and additional parking in front, this home combines comfort, functionality, and convenience just minutes from downtown Calgary. The bright and airy main living area is filled with natural light and features a stunning stone-surround wood-burning fireplace, creating a warm and inviting space to relax or entertain. Large south-facing patio doors open onto a private deck — the perfect place to enjoy your morning coffee while taking in the city views. The updated kitchen offers modern white cabinetry with glass accents, stainless steel appliances, excellent storage, and a functional layout that flows seamlessly into the dining and living areas. Upstairs, you’ll find a spacious primary bedroom, an additional bedroom, flexible den or home office space, and a well-appointed 4-piece bathroom. Perfectly positioned within walking distance to downtown, Bridgeland’s vibrant restaurants, cafés, shops, parks, and pathways, while offering quick access to Edmonton Trail, Memorial Drive, Centre Street, and transit. Land is owned (not leased) and condo fees are very reasonable. An exceptional opportunity to enjoy one of Calgary’s most sought-after inner-city communities.