

**203, 350 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2308170**



**\$318,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Tar/Gravel	<b>Condo Fee:</b>	\$ 1,006
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome home! Tucked away on a quiet street this oversized corner unit is sure to wow. Location, Location with steps to Rotary Park, Trendy Bridgeland neighbourhood shops and restaurants + quick transportation to the downtown core. Step inside your new 2 bd/2 ba home & be greeted with new luxury vinyl plank flooring throughout. The beaming natural light with windows at every turn set's the tone for the rest of your new home. The open concept layout & floor to ceiling marble tiled fireplace creates an inviting atmosphere for entertaining. The kitchen is complete with granite countertops, stainless steel appliances, pull out custom pantry and breakfast bar. The impressive & spacious Primary suite is your retreat to unwind with a fireplace and 3 piece ensuite. This unit is complete with in-suite laundry, second bedroom, 4 piece bathroom and a private/covered SE facing balcony! Enjoy additional bike & secured storage + Pella blind windows. We won't stop there, you will have access to a shared private rooftop for gatherings with incredible views. Underground parking stall, visitor & street parking available! A home you don't want to miss!