

304, 824 4 Avenue NW
Calgary, Alberta

MLS # A2308298



\$259,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	505 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Rectangular Lot, Street Lighting		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

This bright condo sits in a well-maintained building with fantastic downtown views from the south-facing balcony. Freshly painted throughout, you will appreciate the open floor plan and cozy feel. The white kitchen with granite countertops, white cabinetry, and stainless steel appliances (including a one-year-old Bosch dishwasher) makes entertaining and daily living a pleasure. Low maintenance laminate flooring runs throughout the condo. Patio doors lead to the sun drenched balcony that overlooks the quiet, tree-lined street. This is a lovely spot to relax and enjoy the views of the downtown skyline. A spacious primary bedroom provides good closet space and can fit a king size bed. A four piece bath with granite topped vanity and shower/tub combo complete the space. There is a one year old Bosch washer in the condo with the option to install a dryer. If you prefer, there is also a common laundry room. Assigned parking stall with plug-in and secure bike storage are included. The proactive condo board has roof replacement scheduled for summer 2026. This cost has been paid by the Seller. Amazing location steps from the LRT, Safeway, Kensington pubs and restaurants, SAIT, University of the Arts, and Jubilee, with easy access to downtown, U of C, Foothills and Children's Hospital campuses. Bike lanes, walking paths, plus off-leash dog parks, are nearby for an active urban lifestyle.