

**208, 659 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2318078**



**\$269,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,067 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Garage Door Opener, Heated Garage, Off Street, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 911
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Storage		

**Inclusions:** Front entrance seat, 1 Pantry, 1 Wardrobe, BBQ, Sony TV

Estate Sale. Don't miss this opportunity to own a spacious 2 bedroom condo in one of Calgary's most sought after inner city communities, BRIDGELAND. This unique floor plan offers a bright and inviting living space, highlighted by a large wrap -around deck with desirable east and south exposures--perfect for enjoying morning sun and all-day natural light . The open-concept kitchen features a convenient eating area and comes complete with quality appliances. A generous laundry room includes a washer and dryer and provides additional storage space. Both bedrooms are well-sized, offering comfort and flexibility. As an added bonus, this unit includes TWO side-by-side underground parking stalls --- a rare and valuable feature. The unit could benefit from a little TLC, making it an excellent opportunity for buyers looking to add their personal touch and BUILD EQUITY. PRICED TO SELL-DONT MISS OUT ON THIS OUTSTANDING VALUE IN BRIDGELAND.