

# \$210,000 - 402, 340 4 Avenue Ne, Calgary

MLS® #A2085322

## \$210,000

1 Bedroom, 1.00 Bathroom, 493 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Nicely renovated TOP FLOOR Condominium in walking distance to downtown! This 1 bedroom unit boasts an open floor plan and a sunny South facing patio for you to enjoy warm, sunny evenings with family or friends. The kitchen has been upgraded with plenty of maple cabinetry, tiled back splash and raised dining. The main living room features beautiful laminate flooring, textured walls and leads to the south facing balcony. The bedroom also boasts a south window and generous closet. The 4-pce bathroom has also been updated and you can also enjoy the convenience of having your own in-suite laundry. This home comes with 1 assigned parking stall located at the rear of the building. This is a quiet, concrete building that has been wonderfully maintained. Perfect and affordable for a first time buyer. Walking distance to downtown. Once you've entered, you'll know you're home.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2085322  |
| Price          | \$210,000 |
| Sold Price     | \$215,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 493       |
| Acres          | 0.00      |



|            |             |
|------------|-------------|
| Year Built | 1978        |
| Type       | Residential |
| Sub-Type   | Apartment   |
| Style      | Apartment   |
| Status     | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 402, 340 4 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0J3              |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Laminate Counters                                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                              |
| Cooling           | None                                                   |
| # of Stories      | 4                                                      |

### Exterior

|                   |               |
|-------------------|---------------|
| Exterior Features | None          |
| Construction      | Brick, Stucco |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2024 |
| Date Sold      | March 3rd, 2024     |
| Days on Market | 16                  |
| Zoning         | M-C1                |
| HOA Fees       | 0.00                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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