

\$324,900 - 101, 350 4 Avenue Ne, Calgary

MLS® #A2116989

\$324,900

2 Bedroom, 2.00 Bathroom, 1,183 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

An easy, maintenance-free lifestyle awaits in this 2-bedroom, 2 bathroom condo in the inner-city community of Crescent Heights. Well managed, friendly concrete building is walking distance to all your favourite amenities! 2 outdoor balconies, one a massive (30' x 14') private oasis! Along with a rooftop deck with downtown views enhance your indoor/outdoor living! Immediately be impressed upon entry by the extensive natural light, wide open floor plan and neutral colour pallet. Culinary pursuits transpire in the updated kitchen featuring granite countertops and stainless steel appliances. Clear sightlines into the bright and airy dining room are perfect for entertaining. Sit back and relax in front of the floor-to-ceiling tile surrounded wood burning fireplace (1 of 2) in the inviting living room. Patio sliders lead to the first balcony encouraging summer barbeques. The second fireplace creates a warm and cozy atmosphere in the primary bedroom. This amazing owner's sanctuary is also equipped with a private ensuite and access to the massive second balcony offering loads of additional outdoor space for entertaining and unwinding. A second bedroom handily located near the second full bathroom is ideal for guests, roommates, hobbies or a home office. Adding to your comfort and convenience are underground heated parking and an assigned storage unit keeping your home organized and free of clutter. Extra outdoor space for your enjoyment is found on the rooftop deck with



beautiful downtown views providing the swoon-worthy backdrop. Phenomenally located just 4 blocks from the Centre Street Bridge and the Bow River’s tranquil pathway system for an easy walk or bike ride to work and endless trails to enjoy in your free time. This affluent community is also anchored by tennis courts, a skating rink, public transit, schools, numerous parks and tons of shopping and dining options. Truly an outstanding location to call home!

Built in 1980

Essential Information

MLS® #	A2116989
Price	\$324,900
Sold Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,183
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	101, 350 4 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J3

Amenities

Amenities	Elevator(s), Roof Deck, Secured Parking, Storage, Visitor Parking
Parking Spaces	1

Parking	Assigned, Parkade
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Interior

Interior Features	Granite Counters, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Master Bedroom, Wood Burning
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 19th, 2024
Days on Market	28
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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