

\$350,000 - 301, 1606 4 Street Nw, Calgary

MLS® #A2118260

\$350,000

2 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

This beautiful and spacious top floor (third flr) condo with 9 ft ceilings has a west facing, covered balcony with a gas bbq that can be included. A bright and wonderful open concept living space features a kitchen with island breakfast bar, a huge dining room and livingroom with a corner gas fireplace, two spacious bedrooms and two baths. There is a private foyer with a stacked laundry and a front hall closet. Gorgeous hardwood floors in the primary living areas and carpets in the bedrooms. The master bedroom features a 4 piece ensuite with soaker tub, separate shower, vanity and toilet, plus a walk-n closet. Heated underground titled parking and a storage cage as well. Paved back lane access. All appliances included, as well as quality custom blinds and the gas bbq included (not the smoker). Pets allowed with board approval. (Bylaws in supplements). Wonderfully located in West Crescent Heights with street parking for visitors, close to shops and restaurants, SAIT & UofC. The Bow River pathways are just a few blocks away, and you can walk "the steps" on the bluff as often as you wish! Close to downtown and all directions easily.

Built in 2004

Essential Information

MLS® # A2118260

Price \$350,000



Sold Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	967
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	301, 1606 4 Street Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2Y9

Amenities

Amenities	Secured Parking
Parking Spaces	1
Parking	Parkade, Titled

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
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Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 30th, 2024
Date Sold	April 14th, 2024
Days on Market	15
Zoning	M-C1 d142
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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