

# \$269,000 - 204, 824 4 Avenue Nw, Calgary

MLS® #A2155206

## \$269,000

1 Bedroom, 1.00 Bathroom, 506 sqft  
Residential on 0.00 Acres

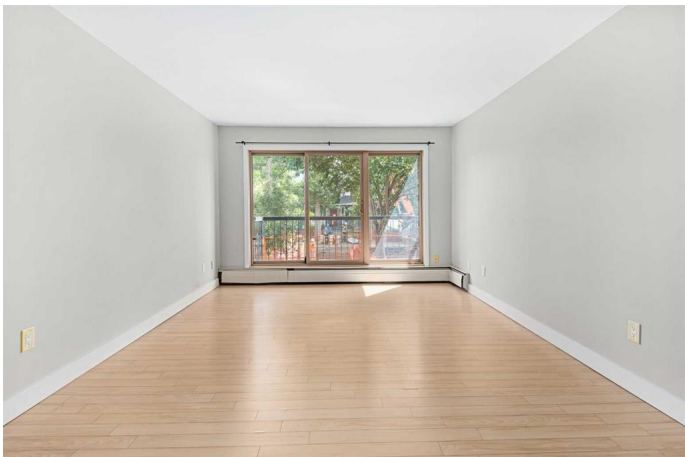
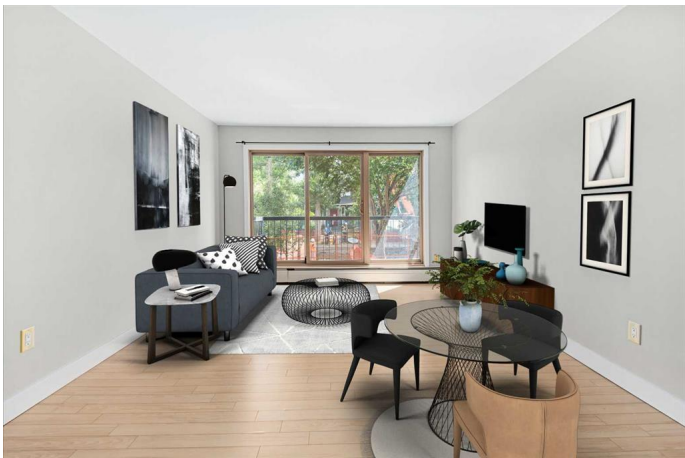
Sunnyside, Calgary, Alberta

Welcome to the Excelsior! Located steps from the C Train station, Kensington shopping and restaurant district, McHugh Bluff, and off-leash park, the Excelsior sits on a quiet, tree-lined street. Well maintained, this concrete and brick building has great curb appeal. The living and dining rooms are flooded with natural light from the south-facing patio doors. A white kitchen has good storage, granite counters, and stainless appliances. The large bedroom also faces South with good-sized closets. A 4 piece bath with a combination washer/dryer completes the space. Relax and enjoy the streetscape from the south-facing balcony. This building also has a common area laundry room, secure bike storage, and assigned parking. You will love this amazing Sunnyside location that offers easy access to SAIT and downtown. Steps to green space and the Bow River pathway system, get ready to embrace the Sunnyside lifestyle!

Built in 1968

## Essential Information

MLS® #	A2155206
Price	\$269,000
Sold Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	506
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### Community Information

Address	204, 824 4 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0M8

### Amenities

Amenities	Bicycle Storage, Parking
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

### Additional Information

Date Listed	August 5th, 2024
Date Sold	September 26th, 2024
Days on Market	50
Zoning	M-CG d72
HOA Fees	0.00

**Listing Details**

Listing Office                      Royal LePage Mission Real Estate

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