

\$749,800 - 3, 532 4 Avenue Ne, Calgary

MLS® #A2159338

\$749,800

3 Bedroom, 3.00 Bathroom, 1,635 sqft
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to the Ultimate Work-From-Home Haven in Bridgeland, where modern design meets professional convenience in one of Calgary's trendiest neighborhoods. This stunning 3-story home offers an unparalleled living and working environment, perfect for professionals who seek the flexibility of working from home without compromising on location or lifestyle. The design of the townhouse is perfect - Featuring a main-level office close to the front entrance, this home is ideal for professionals like lawyers, therapists, consultants, or anyone needing a private, dedicated space for client meetings. Your clients can visit without entering your personal living areas, offering both privacy and convenience. Situated just minutes from downtown Calgary, enjoy the best of both worldsâ€”peace and privacy in Bridgeland while staying close to the city's core. Walk to boutique shops, diverse dining options, and beautiful river pathways, or enjoy a short commute to any downtown office when needed. Thoughtfully designed for energy efficiency with triple-pane Luxe windows, in-floor heating, and Energy Star appliances. Custom details, such as motorized shades and dimmable lighting, enhance comfort and control throughout the home. The crowning jewel is the rooftop patio. Whether you're entertaining or simply unwinding, the panoramic city views provide a stunning backdrop. With plenty of space for outdoor furniture, you have many options to make this



rooftop oasis the perfect spot for year-round enjoyment. Take advantage of this unique opportunity at The Terraces of Bridgeland—where style, convenience, and functionality converge in one exceptional location. Significantly lower condo fees than other work from home locations.

Built in 2018

Essential Information

MLS® #	A2159338
Price	\$749,800
Sold Price	\$713,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	3, 532 4 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Vinyl Windows, Kitchen Island, Quartz Counters, Skylight(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Metal Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	September 27th, 2024
Days on Market	37
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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