

\$215,000 - 302, 340 4 Avenue Ne, Calgary

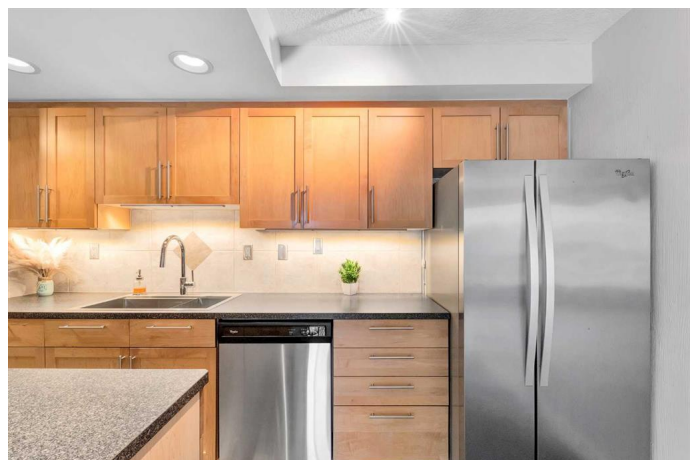
MLS® #A2179862

\$215,000

1 Bedroom, 1.00 Bathroom, 490 sqft
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Discover the perfect blend of style, comfort, and location in this beautifully upgraded 1 bedroom condo in the sought-after community of Crescent Heights. This solid concrete building ensures minimal sound transfer, providing a quiet and tranquil living space. Best of all, it's pet-friendly with NO weight limit, so your furry friends are welcome! Bathed in natural light from its desirable south-facing exposure, this unit boasts premium LVP flooring (2023) with added underpadding for a soft and quiet feel. The kitchen features stainless steel appliances, solid wood cabinets and a large modern stainless sink, complemented by updated faucets and hardware. The 4 piece bathroom is equally refined with matching finishes and in-suite laundry discreetly tucked away off the bathroom, adding everyday convenience and maximizing space. Thoughtful upgrades like California Closets organizers in the spacious bedroom, linen closet, and entryway enhance the look and functionality of condo living. Situated on a quiet tree-lined street, this location offers unparalleled walkability within the city. Rotary Park, Prince's Island Park, and Saint Patrick's Island are all just steps away, along with Bow River bike paths, boutique shops, and dining hotspots like UNA Pizza and Village Ice Cream. Grocery options including East Village Superstore and Blush Lane Organic Market are within easy reach, as are transit links to downtown, U of C, Foothills Hospital and SAIT. Managed by



UrbanTec Property Management, this well-cared-for building combines small-building charm with responsive service. With its prime location and modern upgrades, this condo offers a vibrant urban lifestyle in one of Calgary's most desirable neighbourhoods.

Check out the Virtual Tour with Floor Plan

Built in 1973

Essential Information

MLS® #	A2179862
Price	\$215,000
Sold Price	\$225,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	490
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	302, 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, Plug-In

Interior

Interior Features	Closet Organizers, No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Range, Microwave Hood Fan
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	November 21st, 2024
Date Sold	December 6th, 2024
Days on Market	15
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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