# \$399,000 - 303, 350 4 Avenue Ne, Calgary

MLS® #A2194341

## \$399,000

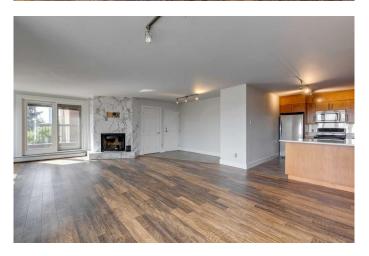
2 Bedroom, 2.00 Bathroom, 1,185 sqft Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

This beautifully upgraded condo, offering stunning views of downtown Calgary, presents an ideal opportunity for first-time buyers eager to enter the property market. Recently renovated, this unit seamlessly blends modern updates with its original charm. Spanning over 1,185 square feet, this spacious corner unit is perfect for those seeking proximity to downtown, a short commute to work, and the simplicity of apartment living. The inviting living room features new carpet, fresh paint, and an elegant marble fireplace, creating a warm and stylish ambiance, with access to the south facing balcony. The large kitchen, adorned with wood cabinetry and new marble countertops, is a culinary delight, perfect for preparing meals and entertaining guests. Adjacent to the kitchen, a generous dining area offers a comfortable space for family gatherings. The primary bedroom is a serene retreat, complete with its own marble fireplace and a private ensuite. A second bedroom and a designated bathroom add to the convenience and functionality of this home. Additional features include in-suite laundry, ample storage with multiple closets, and underground parking. Residents can enjoy a beautiful community rooftop patio with breathtaking views of the Calgary skyline. Located in the charming Crescent Heights neighbourhood, this condo is just a short walk from the vibrant Bridgeland area, filled with shops and restaurants, and only a few blocks from the Bow River and Prince's Island Park.







Create lasting memories in this exquisite downtown condo.

#### Built in 1980

## **Essential Information**

MLS® # A2194341 Price \$399,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,185 Acres 0.00 Year Built 1980

Type Residential
Sub-Type Apartment
Style Apartment
Status Active

# **Community Information**

Address 303, 350 4 Avenue Ne

Subdivision Crescent Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2E 0J3

#### **Amenities**

Amenities Party Room, Roof Deck

Parking Spaces 1

Parking Underground

## Interior

Interior Features Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings

Heating Baseboard, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

# of Stories 3

Basement None

#### **Exterior**

Exterior Features Balcony

Roof Tar/Gravel

Construction Brick, Concrete

Foundation Poured Concrete

### **Additional Information**

Date Listed February 21st, 2025

Days on Market 117

Zoning M-C1

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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