



GRASSROOTS
REALTY GROUP

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100, 808 4 Avenue NW
Calgary, Alberta

MLS # A2234495



\$548,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,313 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Other

Roof: Concrete, Tile

Basement: -

Exterior: Concrete

Foundation: Poured Concrete

Features: Bar

Water: -

Sewer: -

Condo Fee: \$ 1,123

LLD: -

Zoning: M-CG d72

Utilities: -

Inclusions: N/A

Click brochure link for more details. A SPRAWLING INNER CITY CONDOMINIUM JUST MOMENTS FROM THE RIVER, TWO BLOCKS TO GROCERIES, THE LRT AND RILEY PARK, NESTLED QUIETLY INTO THE BLUFF ON A LOVELY TREE LINED STREET IN BEAUTIFUL SUNNYSIDE. ?SPACIOUS AND ROOMY DESCRIBE THIS CONCRETE MASTERPIECE WHICH BOASTS A LARGE MASTER BEDROOM WITH ROOMY WALK-IN CLOSET, SECOND BEDROOM WITH LARGE WINDOWS, LARGE 5 PIECE BATH PLUS ADDITIONAL HALF BATH OFF THE FOYER. ?THE LARGE OPEN PLAN OFFERS A MASSIVE LIVING ROOM / DINING ROOM WITH WOOD BURNING GAS FIREPLACE & LOTS OF BIG BRIGHT WINDOWS FINISHED WITH CUSTOM WOOD BLINDS. ?THE CUSTOM KITCHEN FEATURES CHERRY CABINETS & PLENTY OF GRANITE COUNTER SPACE WITH DIRECT ACCESS TO THE COVERED 24X16 WEST FACING PATIO AREA COMPLETE WITH GAS HOOKUP FOR BBQ. ?AN ADDITIONAL SOUTH FACING SUNDECK IS LOCATED OFF THE DINING AREA. FITTED FOR AIRCON, THIS GROUND FLOOR UNIT FEATURES SECURE DIRECT ACCESS FROM THE ENTRANCE LOBBY WITH NO STAIRS TO CLIMB, A LARGE FINISHED STORAGE LOCKER AND HEATED UNDERGROUND PARKING. ?A UNIQUE PROPERTY IN A FABULOUS LOCATION. ?