



**GRASSROOTS**  
REALTY GROUP

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106, 659 4 Avenue NE  
Calgary, Alberta

MLS # A2236879



**\$300,000**

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,015 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 850
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d111
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Window Coverings

Welcome to this bright and spacious two-bedroom condo, perfectly located in the heart of Bridgeland—one of Calgary's most vibrant and sought-after inner-city neighborhoods. Blending comfort, convenience, and modern lifestyle, this ground-level unit stands out with its thoughtful design and impressive outdoor space. The kitchen is well maintained, featuring timeless white cabinetry, ample counter space, and quality white appliances. Its functional layout flows effortlessly into the open-concept dining and living areas, where large windows fill the space with an abundance of natural light. The true centerpiece of this home is the expansive south-facing patio—ideal for entertaining, gardening, or simply relaxing. This private outdoor retreat is a rare gem in inner-city living, offering unparalleled tranquility and charm. Both bedrooms are generously sized, providing ample space for rest and relaxation. The home also boasts a well-appointed four-piece bathroom, in-suite laundry, and a convenient storage room, ensuring functionality meets style. Additional advantages include secure underground parking for peace of mind and a pet-friendly building that welcomes your furry companions. Situated just steps away from trendy shops, charming cafés, top-rated restaurants, scenic parks, river pathways, the Calgary Zoo, Telus Spark, and the Bridgeland LRT station, this condo provides unbeatable walkability and effortless access to downtown. Condo fees cover everything except electricity and internet, making this property an exceptional value for urban living. Whether you're a first-time buyer, savvy investor, or downsizer seeking low-maintenance living with premium amenities, this Bridgeland treasure checks every box. Don't miss the chance to make this incredible property your new home!!

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