



**GRASSROOTS**  
REALTY GROUP

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**19, 643 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2240186**



**\$465,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 238
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan		

<b>Inclusions:</b>	None
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Welcome to this beautifully updated and well-maintained townhome in the heart of Bridgeland—offering over 1,200 sq ft of thoughtfully designed living space, an attached garage, and a location that puts you just steps from all the amenities this vibrant inner-city neighbourhood has to offer. The kitchen has been tastefully updated with timeless finishes and functional design, while the upstairs bathroom was fully renovated in 2015. Major mechanical updates include a brand new furnace, hot water tank, and dryer, with windows replaced in 2011 for added comfort and efficiency. This home features two spacious bedrooms plus a versatile den—perfect for a home office, guest room, or hobby space—and a sunny south-facing balcony, ideal for enjoying your morning coffee or relaxing in the afternoon sun. With excellent storage throughout and a well-managed complex, this is a fantastic opportunity to enjoy low-maintenance living in one of Calgary’s most walkable communities. Cafes, restaurants, parks, and river pathways are all just steps away—offering the perfect balance of lifestyle and convenience.