



GRASSROOTS
REALTY GROUP

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100, 808 4 Avenue NW
Calgary, Alberta

MLS # A2248937



\$498,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,283 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 1,123
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: N/A

Amazing outdoor space in this exceptional condo! Located in the highly desirable community of Sunnyside, just minutes from downtown, the river, walking and bike paths, shops, restaurants, and all amenities. You're also just steps away from the LRT station and beautiful Riley Park, offering the perfect blend of convenience and lifestyle. This beautiful and spacious apartment features an open floor plan with large windows that fill the space with natural light. The custom kitchen boasts rich cherry cabinets, granite countertops, a large center island, and a raised eating bar. Patio doors lead directly from the kitchen to a private outdoor area. The inviting living room includes a central wood-burning gas fireplace and a second set of patio doors opening onto a massive, west-facing covered patio complete with a BBQ hookup—perfect for entertaining or relaxing. The dining area features a third set of patio doors leading to a sunny, south-facing deck. There are two generously sized bedrooms, a full bathroom, a convenient half bath, and in-suite laundry for added comfort and functionality. Additional features include underground parking and a separate storage unit, providing both security and extra space. The outdoor living space is truly incredible, offering both a large west-facing patio with garden space and a separate south-facing wood deck. This unit offers convenient single level living with wheelchair access and an ideally located parking stall Perfect those seeking ease of mobility, downsizing or seniors. This is a rare find in a sought-after inner-city location and an absolute must-see!