



GRASSROOTS
REALTY GROUP

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204, 659 4 Avenue NE
Calgary, Alberta

MLS # A2256842



\$245,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	987 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Brick, Wood Frame

Foundation: -

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 840

LLD: -

Zoning: M-CG d111

Utilities: -

Inclusions: none

Welcome to your new home in Bridgeland. This stunning 2-bedroom, 1-bathroom condo offers the perfect blend of convenience and comfort. Located on the 2nd floor, this unit features in-suite laundry and a spacious layout, including a large living room and a dedicated dining area. Enjoy the ease of bringing in groceries with the building's elevator and take advantage of the bike storage and underground heated parking. Facing south, this unit is bathed in natural light throughout the day. You'll love the expansive balcony, perfect for relaxing or entertaining guests. Extra storage can be built next to your parking stall, providing additional space for your belongings. This prime location is just steps away from downtown, the LRT, shopping, and all the fabulous dining spots Bridgeland is known for. Don't miss out on this incredible opportunity to live in one of the most desirable neighborhoods in the city. Schedule your viewing today.