



GRASSROOTS
REALTY GROUP

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304, 1606 4 Street NW
Calgary, Alberta

MLS # A2266512



\$348,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 721
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C1 d142
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Crescent Heights - #304, 1606 4 Street NW: Walk to downtown from this TOP FLOOR CORNER CONDO in Crescent Pointe, located in the highly desirable community of Crescent Heights. This freshly painted, turn-key unit offers 983 sqft. of bright, open living space with laminate flooring throughout, 2 bedrooms, 2 full bathrooms, and titled underground parking with a storage locker. The spacious layout features a central kitchen with a breakfast bar that seats four, an adjoining dining area with access to a covered balcony with a BBQ gas line, and a bright living room with a cozy corner gas fireplace with mantle. The primary bedroom includes a walk-in closet and a 4-piece ensuite with a separate shower with rain shower head and a soaker tub. You will also find a second bedroom with French doors which could double as a den and a 4 pc main bathroom. Additional features include in-suite laundry, a wide parking stall, a storage locker, and visitor parking. This well-maintained building is located with easy access to Deerfoot and Crowchild Trails, minutes to downtown, near SAIT, the Bow River, parks, playgrounds, and schools. Shows well - call today for more information!