



GRASSROOTS
REALTY GROUP

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301, 343 4 Avenue NE
Calgary, Alberta

MLS # A2269813



\$249,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	719 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 605
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-G
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan		

Inclusions: Dishwasher, stove, washing machine, dryer, window coverings, closet racks, light fixtures. Shelf installations in living room and guest bedroom may be left behind upon buyer's request.

(OPEN HOUSE on Sunday November 23 at 1-3 PM) Get ready to fall in love with this prime-location Calgary condo in Crescent Heights. Priced at \$259,000, this cozy 2 bedroom, 1 bathroom apartment has an open concept layout, upgraded flooring (engineered hardwood, premium floating cork plank), new dishwasher/microwave, one assigned parking stall, ample parking space in front of the condo building, EV charging capability in the parking lot and building-side storage. Spanning 719 square feet, this apartment is your ticket to one of Calgary's most captivating inner-city spots, where stunning panoramic views of the downtown skyline and Bow River are practically in your backyard. Downtown amenities are just minutes away - trendy restaurants, boutique shops, grocery stores, and entertainment options all within easy walking distance. Take for instance Rotary Park's splash park, off-leash dog areas for your furry friends, alongside tennis courts and river pathways just minutes away. In addition, the condo is near public transit, making commuting to desired locations a breeze. This location is packed with opportunity - Contact me today to treat yourself to a showing!