



105, 345 4 Avenue NE
Calgary, Alberta

MLS # A2287751



\$250,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	783 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 707
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: N/A

Larger than your typical one-bedroom, and it shows. Welcome to this spacious 783 sqft condo in the heart of Crescent Heights, offering a rare combination of size, comfort, and unbeatable inner-city walkability. From the moment you step inside, you’ll appreciate the open-concept layout and natural light that fills the living space. The living room is anchored by a feature fireplace with an electric insert, creating a warm focal point, and opens directly onto your oversized private patio. Framed by a stone privacy wall and tucked along an exceptionally quiet street, this outdoor space feels more like an extension of your living room, with plenty of room for a BBQ, full patio furniture, and morning coffee. The kitchen is both functional and inviting, complete with granite countertops, generous cabinetry, and mostly updated appliances. (The wall oven isn’t new, but it’s reliable, durable and works beautifully.) The layout flows seamlessly into the dining area, making the space ideal for entertaining or everyday comfort. The bedroom is truly oversized, offering enough room for a king-sized bed plus a desk, reading nook, or sitting area by the windows. This room is also equipped with a door to the patio. Even better? The windows are scheduled to be replaced in the coming months, adding additional value and efficiency for the future owner. A cleverly designed walk-through closet connects the bedroom to the spacious bathroom, offering convenient dual access and thoughtful functionality. There’s also room in the bathroom to personalize or upgrade over time if desired. Additional highlights include in-suite laundry with extra storage, modern laminate flooring, and an underground assigned parking stall with the ability to add a storage cage. And let’s talk about the main-floor advantage, no waiting for elevators, easy grocery drop-offs, simple pet access,

and a seamless indoor-outdoor lifestyle. For many buyers, this is a major win. It is also important to note that the building is extremely secure and that the unit is soundproof - no noise transfer from other units! All of this just steps from downtown, the Bow River pathways, restaurants, cafés, and shops, in one of Calgary’s most desirable inner-city communities. This isn’t just a one-bedroom. It’s a spacious, smart inner-city home.