



**304, 824 4 Avenue NW
Calgary, Alberta**

MLS # A2291838



\$279,900

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	505 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Freshly painted and thoughtfully updated, this bright condo sits in a well-maintained building with fantastic downtown views from a sunny south-facing balcony. The open floor plan, modern kitchen with granite countertops, white cabinetry, and stainless appliances (including a one-year-old Bosch dishwasher) makes entertaining and daily living a pleasure. The living area is bright with laminate flooring running throughout. Large patio doors lead to the balcony for easy indoor- outdoor living. The spacious primary bedroom features a large closet and downtown view. The 4 piece bathroom boasts a granite vanity and a touch of personality with funky wallpaper. The Bosch washer is a year old and there's the option to install a dryer. There is also a common laundry room in the building. The unit includes secure bike storage and an assigned parking stall. Roof replacement is scheduled for summer 2026. Amazing location steps from the LRT, Safeway, Kensington pubs and restaurants, SAIT, University of the Arts, and Jubilee, with easy access to downtown, U of C, Foothills and Children's Hospital campuses. Bike lanes, walking paths, plus off-leash dog parks, are nearby for an active urban lifestyle.