



105, 659 4 Avenue NE
Calgary, Alberta

MLS # A2296529



\$195,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	687 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat Torch Membrane, Clay Tile	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d111
Foundation:	-	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: None

Welcome to this exceptional opportunity in the highly sought-after community of Bridgeland, perfect for first-time buyers or savvy investors seeking positive cash flow at an affordable price point. This well-maintained unit stands out with the rare combination of underground parking and convenient in-suite laundry, offering both comfort and practicality. Freshly painted, the home features a bright and functional layout including a spacious living room, a well-designed kitchen, a dedicated dining area, a large bedroom, full bath, and additional storage. Enjoy the added bonus of an extra-large, above-grade balcony—ideal for relaxing or entertaining. Situated in a vibrant, highly walkable location just minutes from downtown, you’ll love being close to boutique shops, trendy restaurants, Bridgeland’s Farmers Market, LRT, and everyday amenities, with easy access to the Bow River pathway system for endless walking and biking. The building also includes storage locker beside parking stall and a large bike storage room, making it easy to embrace an active, connected lifestyle. Photos are Virtually staged.