



**305, 824 4 Avenue NW**  
**Calgary, Alberta**

**MLS # A2182220**



**\$345,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	740 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 569
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home		

**Inclusions:** N/A

This south-facing corner unit is bathed in natural light, accentuating the open floorplan. The inviting living room features custom built-in shelving from California Closets, providing style and functionality. The large kitchen features a generous granite island and sleek stainless steel appliances. With two generously sized bedrooms, including a large primary suite, this condo offers ample space for relaxation and storage. Enjoy the convenience of laundry hookups within the unit, or take advantage of the laundry room in the basement. Located on a peaceful, tree-lined street, you'll appreciate easy access to the C train, making commuting to downtown, the University of Calgary, and SAIT a breeze. Unwind at the nearby off-leash dog park on McHugh Bluff or explore the walking and biking paths that surround you. Step outside onto your private balcony to relax in the summer or soak in the City views. This vibrant community offers all amenities including shops, restaurants, and pubs. The Excelsior also provides secure bike storage and an assigned parking stall, with plug in for those chilly winter mornings. Don't miss your chance to call this exceptional property your new home!