



**GRASSROOTS**  
REALTY GROUP

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22, 643 4 Avenue NE  
Calgary, Alberta

MLS # A2211178



**\$475,000**

Division:	Bridgeland/Riverside		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,241 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Garage Faces Front, Plug-In, Secured, Single Garage Attached, W		
Lot Size:	0.58 Acre		
Lot Feat:	Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 238
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: N/A

Unique Opportunity In The Community Of Bridgeland! Great Inner-City Condo With Insulated Garage + Private Driveway Parking. Enjoy Over 1000 Sq Ft Of Living Space. Upstairs: 2 Large Bedrooms, 1.5 Updated Bathrooms + Den! Relax In The Bright & Comfy Living Room With Wood Burning Fireplace. Step Out Onto The South-Facing Balcony To Bbq Or To Take In City Views. Home Also Features Eat-In Kitchen With Large Pantry Cabinet, Plenty Of Prep Space & Modern Appliances. Large In-Suite Laundry Area For Convenience & Ease. Spacious Entrance Way To Welcome Your Guests & Store All Your Coats And Shoes! You Will Find New Laminate Floorng in the Kitchen and on the Stairs, Newer Laminate Flooring In The Living Room & Nice Carpet Upstairs. Bridgeland Is A Highly Sought After Community! Walk Or Bike To Dt. Enjoy Great Restaurants & Shops Nearby. Bridgeland Also Has Lovely Parks, Good Schools & Great Community Spirit.