

\$400,000 - 22, 643 4 Avenue Ne, Calgary

MLS® #A2211178

\$400,000

2 Bedroom, 2.00 Bathroom, 1,241 sqft

Residential on 0.58 Acres

Bridgeland/Riverside, Calgary, Alberta

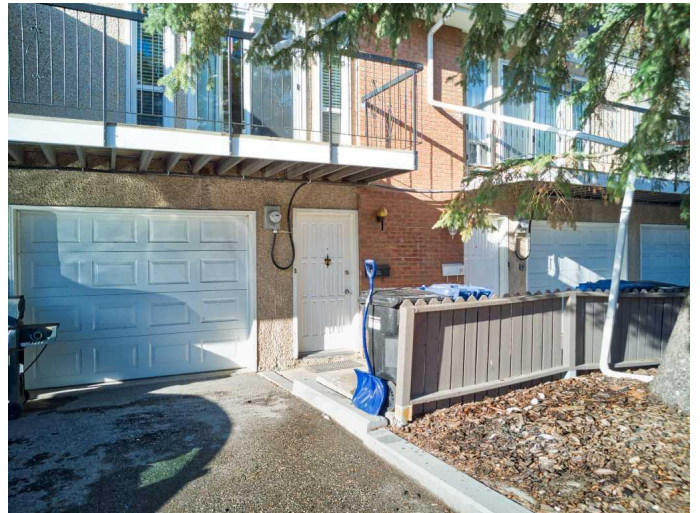
Unique Opportunity In The Community Of Bridgeland! Great Inner-City Condo With Insulated Garage + Private Driveway Parking. Enjoy Over 1000 Sq Ft Of Living Space. Upstairs: 2 Large Bedrooms, 1.5 Updated Bathrooms + Den! Relax In The Bright & Comfy Living Room With Wood Burning Fireplace. Step Out Onto 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. This is a Full Ownership (Fee Simple) Condominium Property with a Registered Lease (45 years) that may be purchased seperately (for financng or Business purposes) or Cancelled for an ordinary ownership Structure!

Built in 1975

Essential Information

MLS® #

A2211178



Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,241
Acres	0.58
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	22, 643 4 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J9

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Secured, Single Garage Attached, Plug-In, Workshop in Garage
# of Garages	1

Interior

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning, Raised Hearth
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	23
Zoning	M-CG

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.