

100, 808 4 Avenue NW  
Calgary, Alberta

MLS # A2234495

**\$548,000**

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,313 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Other	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	\$ 1,123
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: N/A

Click brochure link for more details. A SPRAWLING INNER CTIY CONDOMINIUM JUST MOMENTS FROM THE RIVER, TWO BLOCKS TO GROCERIES, THE LRT AND RILEY PARK, NESTLED QUIETLY INTO THE HILL ON A LOVELY TREE LINED STREET IN BEAUTIFUL SUNNYSIDE. SPACIOUS AND ROOMY DESCRIBE THIS CONCRETE MASTERPIECE WHICH BOASTS A LARGE MASTER BEDROOM WTIH ROOMY WALK-IN CLOSET, SECOND BEDROOM WITH LARGE WINDOWS, LARGE 5 PIECE BATH PLUS ADDITIONAL HALF BATH OFF THE FOYER. THE LARGE OPEN PLAN OFFERS A MASSIVE LIVING ROOM / DINING ROOM WTIH WOOD BURNING GAS FIRPELACE & LOTS OF BIG BRIGHT WINDOWS FINISHED WTIH CUSTOM WOOD BLINDS. THE CUSTOM KITCHEN FEATURES CHERRY CABINETS & PLENTY OF GRANITE COUNTERSPACE WITH DIRECT ACCESS TO THE COVERED 24X16 PATIO AREA COMPLETE WTIH GAS HOOKUP FOR BBQ. AN ADDITIONAL SW FACING SUNDECK IS LOCATED OFF THE DINING AREA. THIS GROUND FLOOR UNIT FEATURES SECURE DIRECT ACCESS FROM THE ENTRANCE LOBBY WTIH NO STAIRS TO CLIMB, A LARGE STORAGE LOCKER AND HEATED UNDERGROUND PARKING. A UNIQUE PROPERTY IN A FABULOUS LOCATION.