

23, 643 4 Avenue NE  
Calgary, Alberta

MLS # A2240210

**\$405,000**

|           |                                            |        |                   |
|-----------|--------------------------------------------|--------|-------------------|
| Division: | Bridgeland/Riverside                       |        |                   |
| Type:     | Residential/Five Plus                      |        |                   |
| Style:    | 3 (or more) Storey                         |        |                   |
| Size:     | 1,103 sq.ft.                               | Age:   | 1975 (50 yrs old) |
| Beds:     | 2                                          | Baths: | 1 full / 1 half   |
| Garage:   | Garage Door Opener, Single Garage Attached |        |                   |
| Lot Size: | -                                          |        |                   |
| Lot Feat: | See Remarks                                |        |                   |

|             |                                    |            |           |
|-------------|------------------------------------|------------|-----------|
| Heating:    | Forced Air                         | Water:     | -         |
| Floors:     | Ceramic Tile, Laminate             | Sewer:     | -         |
| Roof:       | Asphalt Shingle                    | Condo Fee: | \$ 238    |
| Basement:   | Partial, Partially Finished        | LLD:       | -         |
| Exterior:   | Brick, Mixed, Stucco, Vinyl Siding | Zoning:    | M-CG d111 |
| Foundation: | Poured Concrete                    | Utilities: | -         |
| Features:   | Laminate Counters, Pantry, Storage |            |           |

Inclusions: None

Opportunity knocks! Priced to sell. For the first-time buyer or investor this three-level, 1,103 sq. ft. townhouse with city views in the hip Bridgeland/Riverside community deserves your attention. With parking pad, plus single attached garage, and a driveway for a second parking spot. 2 bedrooms plus den, and 1.5 baths, this is a prime location especially for those working in downtown Calgary. Entering at the main floor level the foyer leads to the utility room, laundry room and storage area. The stairs take you to the superbly lit first floor which encompasses an open-area kitchen and living room, both with warm engineered hardwood flooring. South-facing patio doors in the living room provide access to a railed deck from which to enjoy your morning coffee plus keep tabs on the surrounding city. The living room also boasts a stone surround corner woodburning fireplace. The kitchen has updated modern white cabinets with glass doors, a double corner sink with a center drainboard, stainless appliances and a corner pantry for added storage space. A tiled 2-pc. bath completes this level. The second level presents with a larger primary and two secondary bedrooms which share the tiled 4-pc. bath. Again, the location here is key. Close to Calgary's business centre and vibrant cultural core; proximity to Edmonton Trail, Centre Street and Memorial Drive; shopping, restaurants and bars on Bridgeland's energetic 1st Avenue; grocery stores on 16th Avenue (Coop & Safeway); Mount Pleasant Tennis club; numerous churches and transit. Land is owned (not leased). Very reasonable condo fees. Make that call today and arrange for a viewing. Don't let this one get away!