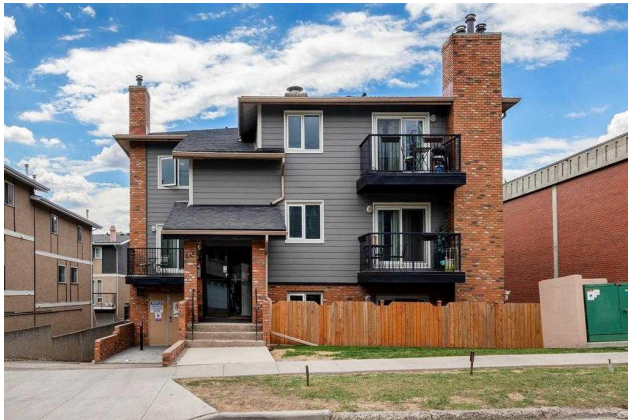


635 4 Avenue #101, Calgary T2E 0J9

MLS® #: **A2114249** Area: **Bridgeland/Riverside** Listing Date: **09/19/24** List Price: **\$249,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **735**
 Low Sqft:
 Ttl Sqft: **735**

DOM

62
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`2" x 6`6"	Dining Room	Main	7`10" x 6`0"
Living Room	Main	17`8" x 11`8"	Foyer	Main	8`4" x 4`8"
Laundry	Main	7`8" x 5`6"	Bedroom - Primary	Main	11`2" x 10`8"
Bedroom	Main	10`8" x 8`6"	4pc Ensuite bath	Main	8`4" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$626** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **8110885**

Remarks

Pub Rmks: **Welcome to Mi Casa! With a substantial price reduction to \$249,900, here is your chance to own the best priced 2-bedroom 1 bath, pet-friendly corner unit in the highly sought-after neighborhood of Bridgeland! This home shows beautifully with 735 sq. ft. of living space, this meticulously cared-for unit stands out as one of the few in the complex with walkout access to a private green space—perfect for enjoying Calgary’s summer days and ideal for pet owners. With two spacious bedrooms (located on opposite sides of the unit), a living area complete with a wood-burning fireplace, a dining area, and a galley kitchen with newer stainless-steel appliances, this is the perfect spot for inner-city living at its best. The primary bedroom is well-appointed with a large closet, conveniently located near the 4-piece bath and in-suite laundry room. Down the hall, you'll find the second bedroom, which is perfect for guests or an office and provides additional storage. Enjoy cozying up in winter in the spacious living room, with sliding doors leading to your own private patio—ideal for enjoying both day and night. This unit also features one heated underground parking spot and ample storage, not only within the unit but also in a storage locker in the parkade. The building is ****dog-friendly**** (with board approval required) and has an amazing communal patio space at the rear, offering great views of downtown. Condo fees include everything except electricity. You really can't beat this location, which is close to trendy restaurants, transit, shopping, the pathway system, greenspace, and only three minutes from downtown. The proactive condo board has made several improvements over the past few years, including new shingles, Hardie board siding, newer windows, a newer boiler (5 years), a new parkade door and motor, refreshed hallways, and more. This means the building is a great investment for years to come, with many capital expenses already taken care of! At this price point, you have the opportunity to create a space that's your own personal style. Why rent when you can own? This home offers unbeatable value and the perfect opportunity to invest in your future inner-city life. Don't wait—this gem won't last long!**

Inclusions:
Property Listed By: **N/A
Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



