



THE
A-TEAM

**RE/MAX
FIRST**

532 4 Avenue #3, Calgary T2E 0J8

MLS® #: **A2159338** Area: **Bridgeland/Riverside** Listing Date: **08/21/24** List Price: **\$749,800**
 Status: **Active** County: **Calgary** Change: **-\$25k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,635**
 Low Sqft:
 Ttl Sqft: **1,635**

DOM

28
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Metal Siding ,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,Quartz Counters,Skylight(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`4" x 10`4"	Dining Room	Second	15`2" x 14`0"
Kitchen	Second	19`0" x 8`4"	Living Room	Second	12`8" x 13`0"
2pc Bathroom	Second		4pc Bathroom	Third	
4pc Ensuite bath	Third		Bedroom	Third	9`6" x 12`10"

Bedroom - Primary

Third

13`6" x 13`3"

Legal/Tax/Financial

Condo Fee:
\$250

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d111

Legal Desc: **1910577**

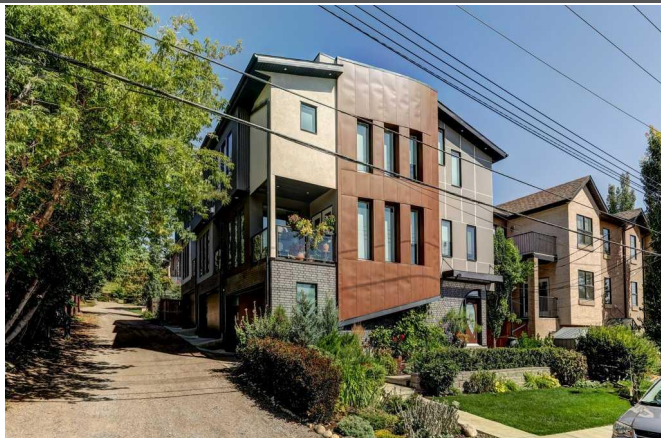
Remarks

Pub Rmks: **Welcome to the Ultimate Work-From-Home Haven in Bridgeland, where modern design meets professional convenience in one of Calgary's trendiest neighborhoods. This stunning 3-story home offers an unparalleled living and working environment, perfect for professionals who seek the flexibility of working from home without compromising on location or lifestyle. The design of the townhouse is perfect - Featuring a main-level office close to the front entrance, this home is ideal for professionals like lawyers, therapists, consultants, or anyone needing a private, dedicated space for client meetings. Your clients can visit without entering your personal living areas, offering both privacy and convenience. Situated just minutes from downtown Calgary, enjoy the best of both worlds—peace and privacy in Bridgeland while staying close to the city's core. Walk to boutique shops, diverse dining options, and beautiful river pathways, or enjoy a short commute to any downtown office when needed. Thoughtfully designed for energy efficiency with triple-pane Luxe windows, in-floor heating, and Energy Star appliances. Custom details, such as motorized shades and dimmable lighting, enhance comfort and control throughout the home. The crowning jewel is the rooftop patio. Whether you're entertaining or simply unwinding, the panoramic city views provide a stunning backdrop. With plenty of space for outdoor furniture, you have many options to make this rooftop oasis the perfect spot for year-round enjoyment. Take advantage of this unique opportunity at The Terraces of Bridgeland—where style, convenience, and functionality converge in one exceptional location. Significantly lower condo fees than other work from home locations.**

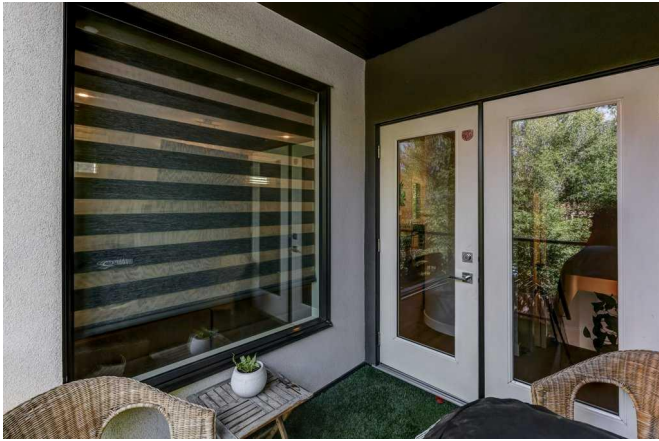
Inclusions: **TV Mounts, Desk in Master bedroom, Patio Furniture and Canopy, Vintage Fridge in Garage**

Property Listed By: **URBAN-REALTY.ca**

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









3-532 4 Ave NE, Calgary, AB

Main Floor Exterior Area 303.04 sq ft
Interior Area 268.50 sq ft
Excluded Area 393.69 sq ft



PREPARED: 2024/06/20

White regions are excluded from total floor area in RESIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3-532 4 Ave NE, Calgary, AB

2nd Floor Exterior Area 690.71 sq ft
Interior Area 629.58 sq ft



PREPARED: 2024/06/20

White regions are excluded from total floor area in RESIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3-532 4 Ave NE, Calgary, AB

3rd Floor Exterior Area 782.83 sq ft
Interior Area 700.45 sq ft

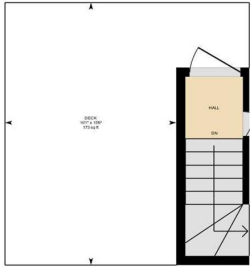


PREPARED: 2024/06/20

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3-532 4 Ave NE, Calgary, AB

4th Floor
Exterior Area 51.61 sq ft
Interior Area 37.25 sq ft



PREPARED: 2024/02/20



While figures are excluded from total floor area in HSUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.