



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**350 4 Avenue #303, Calgary T2E 0J3**

MLS® #: **A2163559**      Area: **Crescent Heights**      Listing Date: **09/06/24**      List Price: **\$459,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1980**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **1,185**  
 Low Sqft:  
 Ttl Sqft: **1,185**

DOM

**12**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
 Flooring: **Carpet,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 8`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`6" x 13`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`0" x 3`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`0" x 5`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`0" x 13`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 9`6"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>10`0" x 6`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 5`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$899**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **8111175**

Remarks

Pub Rmks: **This beautifully upgraded condo, offering stunning views of downtown Calgary, presents an ideal opportunity for first-time buyers eager to enter the property market. Recently renovated, this unit seamlessly blends modern updates with its original charm. Spanning over 1,185 square feet, this spacious corner unit is perfect for those seeking proximity to downtown, a short commute to work, and the simplicity of apartment living. The inviting living room features new carpet, fresh paint, and an elegant marble fireplace, creating a warm and stylish ambiance, with access to the south facing balcony. The large kitchen, adorned with wood cabinetry and new marble countertops, is a culinary delight, perfect for preparing meals and entertaining guests. Adjacent to the kitchen, a generous dining area offers a comfortable space for family gatherings. The primary bedroom is a serene retreat, complete with its own marble fireplace and a private ensuite. A second bedroom and a designated bathroom add to the convenience and functionality of this home. Additional features include in-suite laundry, ample storage with multiple closets, and underground parking. Residents can enjoy a beautiful community rooftop patio with breathtaking views of the Calgary skyline. Located in the charming Crescent Heights neighbourhood, this condo is just a short walk from the vibrant Bridgeland area, filled with shops and restaurants, and only a few blocks from the Bow River and Prince Island Park. Create lasting memories in this exquisite downtown condo.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX House of Real Estate**

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