



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**635 4 Avenue #209, Calgary T2E 0J9**

MLS® #: **A2170829** Area: **Bridgeland/Riverside** Listing Date: **10/04/24** List Price: **\$314,900**  
Status: **Active** County: **Calgary** Change: **+\$900, 31-Oct** 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: **752**  
Low Sqft:  
Ttl Sqft: **752**

DOM

**48**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Off Street,Parkade,Underground**

Utilities and Features

Roof:  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Brick,Wood Frame**  
Flooring: **Hardwood,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Storage,Wood Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>5`8" x 3`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`7" x 5`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 4`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`9" x 11`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>6`2" x 7`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`7" x 6`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`8" x 17`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 10`9"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$645

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc:

8110885

Remarks

Pub Rmks:

Discover this beautiful, 2-bedroom corner unit, ideally located within walking distance to downtown and bike paths. Featuring a spacious open floor plan, this apartment boasts numerous upgrades that make it feel brand new. Freshly painted throughout, the interior includes high-end tile in the entrance and hallway, new vinyl plank flooring in both bedrooms, and gleaming cherry engineered flooring in the living room. The modern European galley-style kitchen, complete with an upgraded high-end faucet, upper and lower cabinet lighting, and soft close cabinets and drawers. The recently renovated bathroom features a huge walk-in shower with high-end shower fixtures and Corian countertops, adding a touch of luxury. The spacious living room, with its beautiful classic wood burning fireplace, offers a cozy and inviting atmosphere. Various waterproofing and soundproofing features throughout including new door ribbing and sweep. Convenience is key with an ensuite washer and dryer, along with a laundry room that provides ample storage space. Secure underground heated parking space #209 is included for peace of mind. This building had been very well maintained and recent upgrades include numerous improvements in recent years, including installing new shingles, Hardie board siding, updated windows, a five-year-old boiler, a new parkade door and motor, and refreshed hallways. With these major capital expenses already addressed, the building is well-positioned as a solid investment for years to come! There is also a separate storage area located in a locked room. Living in Bridgeland offers an array of lifestyle amenities. Enjoy the vibrant community with its trendy shops, diverse dining options, and cozy cafes. Explore nearby parks and green spaces, including the popular Bridgeland Riverside Park and Murdoch Park. The neighborhood boasts excellent schools, making it ideal for families. Public transportation is easily accessible, ensuring a quick commute to downtown and other parts of Calgary. Bridgeland's community spirit is reflected in its farmer's markets, local events, and friendly atmosphere. This condo is vacant and ready for immediate occupancy, making it an excellent choice for both investors and those seeking a comfortable home. It's move-in ready and shows beautifully!

Inclusions:

Property Listed By:

Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Coldwell Banker Mountain Central

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















