

345 4 Avenue #302, Calgary T2E 0J4

MLS® #: **A2178422** Area: **Crescent Heights** Listing Date: **11/09/24** List Price: **\$289,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1979**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Assigned,Heated Garage,Stall,Underground

Finished Floor Area

Abv Sqft: **722**
 Low Sqft:
 Ttl Sqft: **722**

DOM

42
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Flat**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Elevator,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`7" x 8`5"	Kitchen	Main	9`1" x 8`5"
Living Room	Main	14`5" x 14`4"	Balcony	Main	14`2" x 3`3"
Storage	Main	4`6" x 2`11"	Bedroom - Primary	Main	13`4" x 11`0"
4pc Bathroom	Main	9`0" x 9`4"	Entrance	Main	4`6" x 4`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$650

Fee Simple
Fee Freq:
Monthly

M-C1

Legal Desc: 8010622

Remarks

Pub Rmks: **TOP FLOOR, CORNER, unit in CONCRETE building with ELEVATOR, TWO SKYLIGHTS, UNDERGROUND PARKING, and ALL NEW APPLIANCES including oversized laundry! Welcome to this beautiful top-floor, corner condo in a quiet, concrete building on a charming tree-lined street! This fully renovated unit offers 722 square feet of bright and modern living space, perfect for anyone looking for a stylish, spacious home. The open layout features floor-to-ceiling windows and a large solarium, plus skylights in the kitchen and bathroom, all bringing in tons of natural light. The kitchen shines with new stainless steel appliances, including a French door fridge and flat-top stove, as well as new cabinets and QUARTZ Countertops. The spacious main bathroom and the updated fireplace, doors, and trim give the home a fresh, modern look. High-quality luxury vinyl floors complete the stylish feel throughout. Step outside to your sunny south-facing porch, ideal for BBQs and entertaining, and enjoy beautiful downtown views. The building is perfectly located on a quiet street within walking distance to popular spots like Bridgeland, Prince's Island Park, Rotary Park, tennis courts, and the scenic Bow River pathways. You're also close to downtown, Chinatown, the Centre Street corridor, SAIT, Foothills Hospital, and the University of Calgary, with easy access to off-leash areas and green spaces nearby. If you're looking for a bright, modern, and conveniently located condo, this home has it all. Schedule a visit to experience it for yourself! Also, BONUS, Garbage chute on your floor making disposable super easy!**

Inclusions: N/A
Property Listed By: Coldwell Banker Mountain Central

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







