



THE
A-TEAM

**RE/MAX
FIRST**

643 4 Avenue #1, Calgary T2E0J9

MLS® #: **A2185092** Area: **Bridgeland/Riverside** Listing Date: **01/17/25** List Price: **\$449,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1975**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Lawn, Landscaped**
 Park Feat: **Carport, Covered**

Finished Floor Area

Abv Sqft: **1,114**
 Low Sqft:
 Ttl Sqft: **1,114**

DOM

5

Layout

Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **3 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`11" x 4`3"	Living Room	Second	14`0" x 11`7"
Dining Room	Second	7`7" x 8`2"	Kitchen	Second	11`6" x 7`7"
Bedroom - Primary	Second	12`5" x 11`10"	Bedroom	Second	9`0" x 11`4"
2pc Bathroom	Second		4pc Bathroom	Second	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$231

Fee Simple
Fee Freq:
Monthly

M-CG

Legal Desc: 7710421

Remarks

Pub Rmks: **Tastefully upgraded three-storey Townhouse in Bridgeland within walking distance to shopping, restaurants, downtown, and river pathways. Professionally decorated, this great condo features Luxury Vinyl Plank flooring, upgraded baths with glass doors, a new vanity, new plumbing, and an undermount sink. Enjoy custom interior doors with new hinges and hardware, a warm gas fireplace, a quality kitchen with stainless steel appliances, new windows, fresh paint, new lighting, feature wall, and more. A large, covered carport keeps the frost off in the winter and your vehicles off the street. Loads of storage and low condo fees make this an excellent opportunity in this great inner-city community.**

Inclusions: **None**
Property Listed By: **RE/MAX Realty Professionals**

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











