



GRASSROOTS
REALTY GROUP

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106, 659 4 Avenue NE
Calgary, Alberta

MLS # A2295821



\$250,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,015 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 850
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d111
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: NA

Exceptional value in one of Calgary's most sought-after inner-city communities! Now offered at just \$250,000, this spacious over 1,000 sq. ft. two-bedroom condo delivers an incredible combination of size, location, convenience, and lifestyle that's becoming increasingly difficult to find. Perfectly situated in the heart of vibrant Bridgeland, this bright and secure ground-floor home offers a thoughtfully designed layout with generous principal rooms and an expansive south-facing patio—a rare outdoor retreat that's ideal for entertaining, morning coffee, gardening, or simply relaxing in the sunshine. The functional kitchen features timeless white cabinetry, quality appliances, and ample counter space, flowing effortlessly into the open-concept dining and living areas where large windows fill the home with natural light. Both bedrooms are generously sized, offering flexibility for guests, roommates, or a home office, while the well-appointed four-piece bathroom, in-suite laundry, and dedicated storage room provide everyday convenience. Additional features include secure underground parking, a pet-friendly building, and condo fees that include all utilities except electricity and internet, making ownership both affordable and predictable. Enjoy one of Calgary's most walkable neighbourhoods with Bridgeland's renowned cafés, restaurants, boutique shopping, parks, river pathways, the Calgary Zoo, TELUS Spark, and the Bridgeland LRT Station all just moments from your door. Downtown is only minutes away, making this an ideal home for professionals, first-time buyers, downsizers, or investors alike. Finding over 1,000 square feet, underground parking, in-suite laundry, and a massive south-facing patio in Bridgeland at this price is an exceptional opportunity. Don't miss your chance to own in one of Calgary's premier inner-city communities.

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