



GRASSROOTS
REALTY GROUP

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208, 659 4 Avenue NE
Calgary, Alberta

MLS # A2318078



\$269,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,067 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Garage Door Opener, Heated Garage, Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 911
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Storage		

Inclusions: Front entrance seat, 1 Pantry, 1 Wardrobe, BBQ, Sony TV

Estate Sale. Don't miss this opportunity to own a spacious 2 bedroom condo in one of Calgary's most sought after inner city communities, BRIDGELAND. This unique floor plan offers a bright and inviting living space, highlighted by a large wrap -around deck with desirable east and south exposures--perfect for enjoying morning sun and all-day natural light . The open-concept kitchen features a convenient eating area and comes complete with quality appliances. A generous laundry room includes a washer and dryer and provides additional storage space. Both bedrooms are well-sized, offering comfort and flexibility. As an added bonus, this unit includes TWO side-by-side underground parking stalls --- a rare and valuable feature. The unit could benefit from a little TLC, making it an excellent opportunity for buyers looking to add their personal touch and BUILD EQUITY. PRICED TO SELL-DONT MISS OUT ON THIS OUTSTANDING VALUE IN BRIDGELAND.