



GRASSROOTS
REALTY GROUP

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406, 310 4 Avenue NE
Calgary, Alberta

MLS # A2319794



\$189,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	643 sq.ft.	Age:	1976 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 372
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: N/A

Price improvement! Welcome to one of Calgary's best inner-city locations and one of the best positions within the building! This top-floor, south-facing one-bedroom condo offers over 640 sq. ft. of bright and functional living space in the heart of highly sought-after Crescent Heights. With the current tenant vacating at the end of August, vacant possession is available in as little as three weeks, making this an excellent opportunity for both homeowners and investors. Inside, you'll find updated luxury vinyl plank flooring, airy white walls, a large in-suite storage closet, plenty of natural light, and an assigned outdoor parking stall. The coveted top-floor location means no neighbours above, while the south-facing exposure floods the unit with sunshine throughout the day - a rare combination that many buyers consider the most desirable position in any apartment building. Constructed from concrete and free of post-tension cables, the building offers excellent soundproofing and peace of mind. Major exterior updates have already been completed, including the roof, windows, balconies, and Hardie Board siding. With an impressive Walk Score of 92, you'll enjoy one of Calgary's most pedestrian-friendly lifestyles. Stroll to the restaurants, coffee shops, bakeries, and boutique retailers of Centre Street and 4th Street, spend summer afternoons at nearby Rotary Park playing tennis, lawn bowling, or enjoying the spray park, and take in breathtaking views from the Crescent Heights Ridge. With easy access to the Bow River pathway system and downtown Calgary just minutes away by foot, bike, or transit, this is an incredible opportunity to own in one of Calgary's most vibrant and connected communities.