



GRASSROOTS
REALTY GROUP

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203, 310 4 Avenue NE
Calgary, Alberta

MLS # A2322366



\$265,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	784 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Brick, Composite Siding, Concrete
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 639
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: N/A

This is Where Your Story Starts. Welcome to Crescent Heights — one of Calgary's most iconic inner-city communities, sitting right above the downtown core with everything you love at your doorstep. This 784 sq ft, 2-bedroom, 1-bathroom condo is full of fun, funky character and just waiting for someone with the right energy to make it their own. Grab your favourite roommate, split the costs, and own your own place for the same — or less — than you were paying to rent that cramped one-bedroom. Step outside and you're walking distance to the river pathways, killer restaurants, neighbourhood pubs, and some of the best entertainment the city has to offer. Crescent Heights isn't just a neighbourhood — it's a lifestyle. Come home to your own private balcony, a dedicated parking stall, and a space that actually has some personality. Cookie-cutter condos are everywhere. This one is yours. All that's missing is you.