



GRASSROOTS
REALTY GROUP

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5, 402 4 Avenue NE
Calgary, Alberta

MLS # A2328031



\$339,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	872 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 665
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this bright and inviting top floor, two-storey condo in the heart of Crescent Heights. Offering 2 bedrooms, 1.5 bathrooms, and a unique multi-level layout, this home provides a functional floor plan with the living spaces on the main level and the bedrooms privately situated upstairs. Its south-facing exposure fills the home with natural light throughout the day. The main level features a spacious living and dining area centered around a fully functional wood-burning fireplace, creating a comfortable place to relax or entertain. From here, step onto the first of two private balconies overlooking a mature tree canopy, offering a quiet outdoor space to enjoy. This lower balcony also includes its own storage closet. The kitchen is conveniently located just off the dining area, while a two-piece bathroom completes the main level. Upstairs features brand new carpet throughout, adding a fresh update to the home. The primary bedroom offers direct access to the second south-facing balcony, where you'll enjoy views of the downtown skyline through the surrounding trees. This second balcony also includes a storage closet for even more convenience. The upper level is completed with a second bedroom, a full four-piece bathroom, and in suite laundry. The home also comes with a covered parking stall and an additional dedicated storage locker in the building, providing plenty of space for seasonal items, bikes, and extra belongings. The building is equipped with a new intercom system for keyless entry and added security. Residents also have access to a shared rooftop patio with panoramic views of the surrounding city skyline; an ideal place to relax, entertain, or take in Calgary's fireworks and summer evenings. Located just minutes from downtown, this home is within walking distance of Rotary Park, playgrounds, the boardwalk and river pathways, neighbourhood cafés,

restaurants, and transit, making it easy to enjoy everything Crescent Heights has to offer while remaining connected to the city's core.