



GRASSROOTS
REALTY GROUP

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405, 340 4 Avenue NE
Calgary, Alberta

MLS # A2329614



\$275,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	742 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions:	N/A
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Welcome to this beautifully renovated top-floor corner condo in the highly sought-after community of Crescent Heights. Bathed in natural sunlight from its desirable south-facing exposure, this bright and inviting home offers the perfect combination of modern updates, exceptional construction, and an unbeatable inner-city lifestyle. The thoughtfully designed floor plan features a stylish kitchen with maple cabinetry, a raised eating bar, hardwood flooring, in-suite laundry, two spacious bedrooms, and a beautifully updated 4-piece bathroom. Step onto your private south-facing balcony to enjoy sunshine year-round and refreshing summer breezes. Constructed entirely of solid concrete, this exceptionally well-built building offers outstanding soundproofing and lasting quality, creating a remarkably quiet and peaceful living environment. The pet-friendly, owner-managed condominium is exceptionally well maintained, with a proactive condo board and responsive property management focused on preserving the building for years to come. The location is truly second to none. Walk to downtown, the Bow River pathways, Bridgeland, Kensington, and Calgary's vibrant Little Italy while enjoying some of the city's best restaurants, cafés, local markets, and everyday amenities. With quick access across Calgary, commuting is effortless whether you're heading downtown or across the city. Complete with an assigned parking stall, this move-in-ready home offers the perfect blend of comfort, convenience, quality, and inner-city living.