



GRASSROOTS
REALTY GROUP

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1, 532 4 Avenue NE
Calgary, Alberta

MLS # A2341333



\$784,900

Division:	Bridgeland/Riverside		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,733 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Front Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Metal Siding , See Remarks, Stone, Stucco	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: MURPHY BED, GARAGE CABINETS, SOLAR PANELS, GARAGE SHELVING

OPEN HOUSE, SUNDAY OCT 4th from 1 TO 3 PM. Fantastic location, incredible rooftop patio and downtown views! Ideally situated within walking distance of Bridgeland's vibrant shops, restaurants and cafes—and just minutes from downtown—this beautifully designed townhome offers more than 1,700 sq. ft. of stylish and versatile living space. The second-floor main living area is bright, open and inviting, featuring a spacious living room with a gas fireplace, a generous dining area and a well-designed kitchen that makes everyday living and entertaining easy. Step outside onto the deck and enjoy beautiful views of the Calgary skyline. Upstairs, the primary bedroom features its own private ensuite, while the second bedroom includes a built-in Murphy bed, making it perfect for guests, a home office or flexible living space. A second full bathroom completes this level. The main floor adds even more versatility with space for an office, TV room, another bedroom, fitness area or whatever suits your lifestyle, along with convenient direct access to the attached double garage. The showstopper is the expansive rooftop patio—an amazing private outdoor space for summer evenings, entertaining friends or simply relaxing while taking in the spectacular downtown views. Adding even more value, rooftop solar panels help reduce electricity costs. The Murphy bed, solar panels, and garage cabinets and shelving are all included. With more than 1,700 sq. ft., an attached double garage, multiple outdoor spaces, solar panels and one of the best rooftop patios around, this Bridgeland townhome deserves a closer look. Compare the value and come see it for yourself!