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301, 310 4 Avenue NE
Calgary, Alberta

MLS # A2225468



\$259,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	949 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 713
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Wood Frame	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: NA

This bright 951 sq ft end-unit condo offers tons of natural light, a functional open layout, and modern upgrades. Enjoy a spacious kitchen with stainless steel appliances and breakfast bar, a large living room with laminate flooring, and a south-facing balcony perfect for BBQs. Includes 2 generous bedrooms, a stylish 4-piece bath, assigned parking with plug-in, and ample storage. Located in a quiet, pet-friendly concrete building (no post-tension cables), just steps to Rotary Park, off-leash areas, local shops, and restaurants. Ideal for students, downtown workers, or investors!