

2003 4 Street NE  
Calgary, Alberta

MLS # A2236705



\$489,900

Division:	Winston Heights/Mountview		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,540 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Walk-In Closet(s)		

Inclusions: black storage shelves in the basement

Winston Heights&ndash;Mountview offers character, convenience, and community. It&rsquo;s where heritage charm meets modern lifestyle&mdash;just minutes from downtown, packed with green spaces, rich school options, and even a golf course. Whether you're a growing family or young professionals, it&rsquo;s an enviable Calgary location, with easy access to Deerfoot Trail, all the shops along Edmonton Trail, you can even walk to Lina&rsquo;s Market on Center Street, and of course, 16th Avenue. Inside this fantastic townhouse, you'll find spacious rooms flooded with sunlight. The main floor features an incredible living room with vaulted ceilings, huge windows, and a corner fireplace. It is the ultimate space to relax and unwind. There&rsquo;s even a balcony that spans the entire width of the unit, so you can enjoy a coffee while watching the sun rise, or enjoy the quiet of dusk, perhaps with a cocktail? The large kitchen overlooks the living room, has a corner pantry, and lots of space for entertaining. Upstairs, there are two primary bedrooms, each with its own en-suite. The larger bedroom includes a walk-in closet and a 4-pc bathroom with a separate tub and oversized shower, while the 2nd bedroom has a 3-pc bathroom with a corner shower. The lower level features a 3rd bedroom, which makes a perfect home office, and a 3rd 2-pc bathroom that also houses the washer and dryer. The basement is unfinished, providing ample storage space. Finally, the attached garage provides additional storage space and will keep your vehicle warm and dry year-round. Do not miss this exceptional inner-city opportunity!