

305, 310 4 Avenue NE
Calgary, Alberta

MLS # A2216046



\$174,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	461 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parking Lot, Paved, Rear Drive, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Laminate, Linoleum

Roof: Flat Torch Membrane, Flat

Basement: -

Exterior: Cement Fiber Board, Mixed, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 351

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: N/A

Exceptional OPPURTUNITY to own in the highly desirable inner-city community of CRESCENT HEIGHTS for under \$175,000! Why RENT when you can OWN this 1 bedroom, 1 bath condo located on the third floor of this building on a quiet, tree-lined street? Terrific location within walking distance of Rotary Park and Downtown. Superb access to boutique shops, cozy cafes, and quaint local area restaurants, Chinatown and the charming Centre Street corridor. Perfect for students, downtown workers, or health care workers, this condo is conveniently close to SAIT, the University of Calgary, AB Children's Hospital and the Foothills Medical Centre. With 460 square feet of practical living space, this unit includes an assigned surface parking stall and low monthly condo fees of just \$351.35. A rare chance to enter one of Calgary's most sought-after neighbourhoods at an incredibly affordable price. Book your private showing today.