

**22, 643 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2211178**



**\$400,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Plug-In, Secured, Single Garage Attached, W		
<b>Lot Size:</b>	0.58 Acre		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 238
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Vinyl Windows		

**Inclusions:** N/A

Unique Opportunity In The Community Of Bridgeland! Great Inner-City Condo With Insulated Garage + Private Driveway Parking. Enjoy Over 1000 Sq Ft Of Living Space. Upstairs: 2 Large Bedrooms, 1.5 Updated Bathrooms + Den! Relax In The Bright & Comfy Living Room With Wood Burning Fireplace. Step Out Onto The South-Facing Balcony To Bbq Or To Take In City Views. Home Also Features Eat-In Kitchen With Large Pantry Cabinet, Plenty Of Prep Space & Modern Appliances. Large In-Suite Laundry Area For Convenience & Ease. Spacious Entrance Way To Welcome Your Guests & Store All Your Coats And Shoes! You Will Find New Laminate Floorng in the Kitchen and on the Stairs, Newer Laminate Flooring In The Living Room & Nice Carpet Upstairs. Bridgeland Is A Highly Sought After Community! Walk Or Bike To Dt. Enjoy Great Restaurants & Shops Nearby. Bridgeland Also Has Lovely Parks, Good Schools & Great Community Spirit. This is a Full Ownership (Fee Simple) Condominium Property with a Registered Lease (45 years) that may be purchased seperately (for financng or Business purposes) or Cancelled for an ordinary ownership Structure!