

\$400,000 - 22, 643 4 Avenue Ne, Calgary

MLS® #A2211178

\$400,000

2 Bedroom, 2.00 Bathroom, 1,241 sqft

Residential on 0.58 Acres

Bridgeland/Riverside, Calgary, Alberta

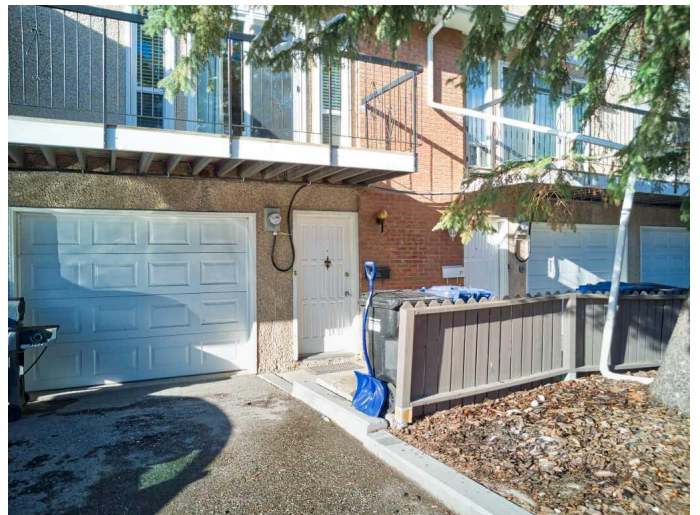
Unique Opportunity In The Community Of Bridgeland! Great Inner-City Condo With Insulated Garage + Private Driveway Parking. Enjoy Over 1000 Sq Ft Of Living Space. Upstairs: 2 Large Bedrooms, 1.5 Updated Bathrooms + Den! Relax In The Bright & Comfy Living Room With Wood Burning Fireplace. Step Out Onto 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!

Built in 1975

Essential Information

MLS® #

A2211178



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|----------------|---------------|
| Price | \$400,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,241 |
| Acres | 0.58 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 22, 643 4 Avenue Ne |
| Subdivision | Bridgeland/Riverside |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 0J9 |

Amenities

| | |
|----------------|--|
| Amenities | Parking, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Driveway, Garage Faces Front, Secured, Single Garage Attached, Plug-In, Workshop in Garage |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Storage, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Stone, Wood Burning, Raised Hearth |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Views |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 18 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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