

# \$359,500 - 201, 350 4 Avenue Ne, Calgary

MLS® #A2225476

**\$359,500**

2 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

You will be impressed from the moment you first step inside this very well laid out and spacious two-bedroom condo unit. Located in the very desirable community of Crescent Heights from which the downtown, Stampede grounds, Eu Claire district, Bow River pathways and more are all within an easy walk. Once inside the unit you'll be greeted by an abundance of natural light creating a warm and inviting atmosphere. The updated kitchen will make any cook happy, complete with granite countertops, stainless steel appliances, an induction range and microwave hoodfan. The large living room is the perfect place to relax and unwind with a cozy wood burning fireplace for those cooler winter evenings. Through the sliding doors off the living area you will step onto the balcony with a southern exposure. A perfect spot to enjoy the tranquility of the neighbourhood and soak up the sunshine. The primary bedroom is generously sized and features a three piece ensuite bathroom and a second wood burning fireplace for perhaps those romantic evenings. The second bedroom is also generously sized and adjacent to a modern 4 piece bathroom. Additional features of this condo include in-suite laundry, central vac, lots of storage, and an underground parking stall. The building also boasts an incredible rooftop patio with views of the city and mountains. Come have a look â€” you will not be disappointed.

Built in 1980



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2225476          |
| Price          | \$359,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,147             |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 201, 350 4 Avenue Ne |
| Subdivision | Crescent Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0J3              |

## Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Roof Deck |
| Parking Spaces | 1                                                                       |
| Parking        | Parkade                                                                 |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Smoking Home, Storage, Vinyl Windows, Central Vacuum, Track Lighting         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Boiler                                                                                                           |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 2                                                                                                                |
| Fireplaces        | Living Room, Wood Burning, Bedroom                                                                               |
| # of Stories      | 4                                                                                                                |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 39             |
| Zoning         | M-C1           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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