



345 4 Avenue Calgary Alberta

\$299,900

Welcome home to this top-floor 2-bedroom, 2-bathroom condo with city views nestled in a prime location. At nearly 1000 sqft, the open concept floorplan creates a functional space to live and entertain and is filled with an abundance of natural light from the large south-facing windows and skylights. The kitchen offers ample storage with newer stainless steel appliances and a two person island with cooktop. This opens up to the large living area with access to the private south-facing balcony. The primary bedroom has a walk-through closet with built-in storage that leads to the 3-piece ensuite featuring a walk-in shower. The spare bedroom provides flexibility and has secondary access to the balcony. The large main bathroom features a deep soaker tub and walk-in shower. This unit also boasts practical amenities such as in-suite laundry, built-ins, and a pantry. Included is an assigned underground parking stall and secure storage unit, providing peace of mind and plenty of space for your belongings. Located in the vibrant community of Crescent Heights, this building is a stone's throw of the many of Calgary's finest restaurants, walking paths, schools, parks, public transportation, amenities and a short walk to the Downtown Core. Perfect for young professionals and investors alike, this unit is an exceptional value. (id:6769)

3pc Bathroom 7.92 Ft x 5.17 Ft

4pc Bathroom 9.50 Ft x 8.75 Ft

Bedroom 8.67 Ft x 19.25 Ft

Kitchen 12.75 Ft x 10.58 Ft

Living room 12.75 Ft x 20.08 Ft

Primary Bedroom 10.58 Ft x 18.67 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

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