



## 635 4 Avenue Calgary Alberta

\$285,000

Welcome to Mi Casa! Here is your chance to own an exceptional 2-bedroom, pet-friendly corner unit in the highly sought-after neighborhood of Bridgeland! With 735 sq. ft. of living space, this meticulously cared-for unit stands out as one of the few in the complex with walkout access to a private green space—perfect for enjoying Calgary's summer days and ideal for pet owners. With two spacious bedrooms (located on opposite sides of the unit), a living area complete with a wood-burning fireplace, a dining area, and a galley kitchen with newer stainless-steel appliances, this is the perfect spot for inner-city living at its best. The primary bedroom is well-appointed with a large closet, conveniently located near the 4-piece bath and in-suite laundry room. Down the hall, you'll find the second bedroom, which is perfect for guests or an office and provides additional storage. Enjoy cozying up in winter in the spacious living room, with sliding doors leading to your own private patio—ideal for enjoying both day and night. This unit also features one heated underground parking spot and ample storage, not only within the unit but also in a storage locker in the parkade. The building is **\*\*dog-friendly\*\*** (with board approval required) and has an amazing communal patio space at the rear, offering great views of downtown. Condo fees include everything except electricity. You really can't beat this location, which is close to trendy restaurants, transit, shopping, the pathway system, greenspace, and only three minutes from downtown. The proactive condo board has made several improvements over the past few years, including new shingles, Hardie board siding, newer windows, a newer boiler (5 years), a new parkade door and motor, refreshed hallways, and more. This means the building is a great investment for years to come, with many capital expenses already taken care of! ...

Kitchen 7.17 Ft x 6.50 Ft

Dining room 7.83 Ft x 6.00 Ft

Living room 17.67 Ft x 11.67 Ft

Foyer 8.33 Ft x 4.67 Ft

Laundry room 7.67 Ft x 5.50 Ft

Primary Bedroom 11.17 Ft x 10.67 Ft

Bedroom 10.67 Ft x 8.50 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Listing Presented By:



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