



## 836 4 Avenue Calgary Alberta

\$219,000

Affordable living in the heart of the city! This is currently one of best priced properties in Sunnyside, Calgary's most loved neighborhood. Located on a quiet, tree-lined street, yet only a short walk away from everything you need; transit, groceries, restaurants, shops, parks, schools, the Bow river valley and downtown. This cosy unit has a large south-facing balcony to let in lots of natural light and is a sunny spot for your morning coffee. Located on the second floor, it's only 7 steps up from street level making it easy to get in and out! There is a spacious in-unit storage closet as well as assigned storage on the lower level, where there is also a shared laundry and bike storage. Or install laundry in-suite, as other units have done! The assigned parking stall is mostly covered giving you shade in summer and keeping the snow off in winter. The kitchen has a garburator, plentiful cupboard/pantry space, and also the cutest apartment size dishwasher, and the bathroom features a jetted tub. The condo fees are reasonable and include everything except electric. First time homebuyer? Start building equity and bring your renovation ideas. Investor? No need to worry about vacancies in this desirable community. This place cannot last- check out the 3-D tour and book a showing today! (id:6769)

Primary Bedroom 9.92 Ft x 12.17 Ft

4pc Bathroom 7.42 Ft x 4.83 Ft

Living room 11.50 Ft x 11.17 Ft

Dining room 7.58 Ft x 7.08 Ft

Kitchen 9.17 Ft x 7.08 Ft

Listing Presented By:



Originally Listed by:  
MAXWELL CANYON CREEK



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca