

# 350 4 Avenue Calgary Alberta

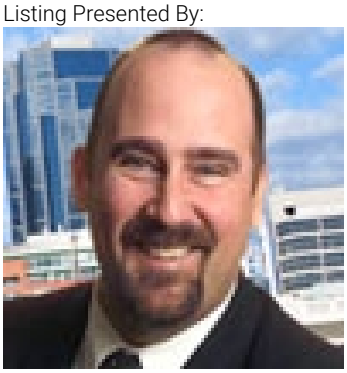
$289,000

Welcome to an exceptional opportunity in Crescent Heights, one of Calgary's most sought-after inner-city communities, just minutes from downtown. Offering over 1,100 sq ft of beautifully designed living space, this expansive 2-bedroom, 2-bathroom residence stands out for its rare size and incredible outdoor space -- featuring a massive balcony that few units in the building can rival, perfect for summer BBQs, entertaining, or simply enjoying your own private open-air retreat. Inside, the open-concept layout is anchored by one of the nicest kitchens in the complex, complete with extensive cabinetry, granite countertops, stainless steel appliances, tile backsplash, and a large island with eating bar that seamlessly connects to the inviting dining and living areas with a cozy wood-burning fireplace. The spacious primary suite offers double closets, a private 3-piece ensuite, and a versatile nook ideal for a home office or reading lounge, while the bright second bedroom provides flexibility for guests, work, or fitness space. A generous in-suite laundry and storage room adds everyday practicality, and the concrete building ensures quiet, solid construction. Condo fees conveniently include heat and water. Heated underground parking, a dedicated storage locker, and access to a shared rooftop patio with stunning city views complete the package. With walkability to downtown, Bridgeland, parks, tennis courts, transit, the Bow River pathway system, and endless dining and shopping options, this home delivers the perfect balance of space, style, and unbeatable location. (id:6769)

Kitchen 13.75 Ft x 11.08 Ft
Dining room 14.92 Ft x 9.00 Ft
Living room 14.92 Ft x 14.83 Ft
Laundry room 7.58 Ft x 7.17 Ft
Other 7.92 Ft x 6.92 Ft

Primary Bedroom 13.25 Ft x 13.08 Ft
Bedroom 9.50 Ft x 9.25 Ft
4pc Bathroom 7.58 Ft x 6.17 Ft
3pc Bathroom 7.58 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

https://www.repcalgaryhomes.ca/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca