



# 635 4 Avenue Calgary Alberta

\$334,900

Discover this beautiful, 2-bedroom corner unit, ideally located within walking distance to downtown and bike paths. Featuring a spacious open floor plan, this apartment boasts numerous upgrades that make it feel brand new. Freshly painted throughout, the interior includes high-end tile in the entrance and hallway, new vinyl plank flooring in both bedrooms, and gleaming cherry engineered flooring in the living room. The modern European galley-style kitchen, complete with an upgraded high-end faucet, and upper and lower cabinet lighting. The recently renovated bathroom features a huge walk-in shower with high-end shower fixtures and Corian countertops, adding a touch of luxury. The spacious living room, with its beautiful classic wood burning fireplace, offers a cozy and inviting atmosphere. Additionally, weatherproofing and a door sweep have been added to the front door to significantly reduce noise, enhancing the tranquility of the unit. Convenience is key with an ensuite washer and dryer, along with a laundry room that provides ample storage space. Secure underground heated parking space #209 is included for peace of mind. Recent upgrades to the building include new windows and balconies and new roof. There is also a separate storage area located in a locked room. Living in Bridgeland offers an array of lifestyle amenities. Enjoy the vibrant community with its trendy shops, diverse dining options, and cozy cafes. Explore nearby parks and green spaces, including the popular Bridgeland Riverside Park and Murdoch Park. The neighborhood boasts excellent schools, making it ideal for families. Public transportation is easily accessible, ensuring a quick commute to downtown and other parts of Calgary. Bridgeland's community spirit is reflected in its farmer's markets, local events, and friendly atmosphere. This condo is vacant and ready for immediate occupancy, maki...

Other 5.67 Ft x 3.42 Ft  
 Laundry room 7.58 Ft x 5.92 Ft  
 4pc Bathroom 8.42 Ft x 4.92 Ft  
 Primary Bedroom 10.75 Ft x 11.25 Ft

Kitchen 6.17 Ft x 7.17 Ft  
 Dining room 9.58 Ft x 6.58 Ft  
 Living room 11.67 Ft x 17.67 Ft  
 Bedroom 8.42 Ft x 10.75 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

**RE/MAX Realty Professionals**

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

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