



## 643 4 Avenue Calgary Alberta

\$400,000

Unique Opportunity In The Community Of Bridgeland! Great Inner-City Condo With Insulated Garage + Private Driveway Parking. Enjoy Over 1000 Sq Ft Of Living Space. Upstairs: 2 Large Bedrooms, 1.5 Updated Bathrooms + Den! Relax In The Bright & Comfy Living Room With Wood Burning Fireplace. Step Out Onto The South-Facing Balcony To Bbq Or To Take In City Views. Home Also Features Eat-In Kitchen With Large Pantry Cabinet, Plenty Of Prep Space & Modern Appliances. Large In-Suite Laundry Area For Convenience & Ease. Spacious Entrance Way To Welcome Your Guests & Store All Your Coats And Shoes! You Will Find New Laminate Floorng in the Kitchen and on the Stairs, Newer Laminate Flooring In The Living Room & Nice Carpet Upstairs. Bridgeland Is A Highly Sought After Community! Walk Or Bike To Dt. Enjoy Great Restaurants & Shops Nearby. Bridgeland Also Has Lovely Parks, Good Schools & Great Community Spirit. This is a Full Ownership (Fee Simple) Condominium Property with a Registered Lease (45 years) that may be purchased seperately (for financng or Business purposes) or Cancelled for an ordinary ownership Structure! (id:6769)

Other 2.01 M x 3.40 M

Laundry room 4.09 M x 3.58 M

Furnace 1.78 M x 1.35 M

Living room 5.26 M x 3.40 M

Dining room 3.15 M x 2.64 M

Kitchen 2.87 M x 3.00 M

2pc Bathroom Measurements not available

Bedroom 3.35 M x 2.41 M

Bedroom 2.72 M x 4.04 M

Den 2.67 M x 2.82 M

4pc Bathroom Measurements not available

Listing Presented By:



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**RE/MAX Realty Professionals**

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