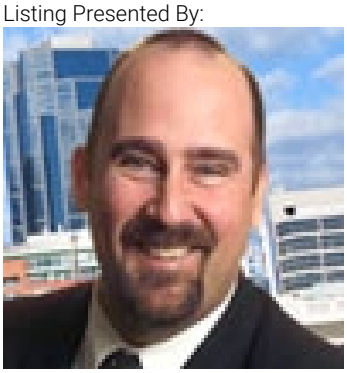


# 643 4 Avenue Calgary Alberta

$364,900

Welcome to 16, 643 4 Avenue NE, a spacious multi-level townhome offering over 1,240 sq. ft. of above-grade living space in the heart of Bridgeland/Riverside. With 2 bedrooms plus a versatile den, an attached single garage, a sunny south-west facing balcony and incredibly low condo fees, this well-maintained home offers an excellent opportunity for homeowners and investors alike, just minutes from downtown. The entry level provides a functional welcome home with direct access to the attached garage, along with a generously sized in-suite laundry room featuring a brand-new dryer, utility area and additional storage. An added advantage of this particular unit is its extended driveway, providing a second parking space in addition to the garage - a valuable feature not offered by all units within the complex. Upstairs, newer hardwood flooring carries through the bright and inviting main living space. The spacious living room is anchored by a distinctive wood-burning fireplace with floor-to-ceiling stone surround, while large windows and sliding glass doors bring in plenty of natural light. Step directly outside onto the expansive south-west facing balcony, offering plenty of room to relax, entertain or enjoy the sunshine among the surrounding mature trees. Overlooking the living area, the dining space connects seamlessly with the kitchen, where ample cabinetry and counter space provide plenty of everyday functionality. A convenient 2-piece bathroom completes this level. The upper floor offers two bedrooms plus a flexible den, along with a full 4-piece bathroom. The spacious primary bedroom features a large closet, while the second bedroom provides comfortable additional space. The den is ideally suited for a home office, study or other flexible use, adding versatility to the layout. Perfectly positioned within walking distance of downtown and close to Bridgeland's popul...

Listing Presented By:



Originally Listed by:
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**RE/MAX Realty Professionals**

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Laundry room 11.00 Ft x 5.92 Ft

Furnace 5.92 Ft x 4.50 Ft

Living room 17.33 Ft x 11.58 Ft

Kitchen 9.92 Ft x 9.50 Ft

Dining room 9.92 Ft x 8.00 Ft

2pc Bathroom 7.00 Ft x 6.08 Ft

Primary Bedroom 13.25 Ft x 8.92 Ft

Bedroom 11.00 Ft x 8.00 Ft

Den 9.25 Ft x 9.00 Ft

4pc Bathroom 10.25 Ft x 4.92 Ft

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