



## 824 4 Avenue Calgary Alberta

\$269,000

Welcome to the Excelsior! Located steps from the C Train station, Kensington shopping and restaurant district, McHugh Bluff, and off-leash park, the Excelsior sits on a quiet, tree-lined street. Well maintained, this concrete and brick building has great curb appeal. The living and dining rooms are flooded with natural light from the south-facing patio doors. A white kitchen has good storage, granite counters, and stainless appliances. The large bedroom also faces South with good-sized closets. A 4 piece bath with a combination washer/dryer completes the space. Relax and enjoy the streetscape from the south-facing balcony. This building also has a common area laundry room, secure bike storage, and assigned parking. You will love this amazing Sunnyside location that offers easy access to SAIT and downtown. Steps to green space and the Bow River pathway system, get ready to embrace the Sunnyside lifestyle! (id:6769)

Living room 15.50 Ft x 11.75 Ft

Kitchen 11.75 Ft x 7.08 Ft

Dining room 7.00 Ft x 6.67 Ft

Primary Bedroom 11.58 Ft x 10.17 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Mission Real Estate

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