



824 4 Avenue Calgary Alberta

\$279,900

Freshly painted and thoughtfully updated, this bright condo sits in a well-maintained building with fantastic downtown views from a sunny south-facing balcony. The open floor plan, modern kitchen with granite countertops, white cabinetry, and stainless appliances (including a one-year-old Bosch dishwasher) makes entertaining and daily living a pleasure. The living area is bright with laminate flooring running throughout. Large patio doors lead to the balcony for easy indoor- outdoor living. The spacious primary bedroom features a large closet and downtown view. The 4 piece bathroom boasts a granite vanity and a touch of personality with funky wallpaper. The Bosch washer is a year old and there's the option to install a dryer. There is also a common laundry room in the building. The unit includes secure bike storage and an assigned parking stall. Roof replacement is scheduled for summer 2026. Amazing location steps from the LRT, Safeway, Kensington pubs and restaurants, SAIT, University of the Arts, and Jubilee, with easy access to downtown, U of C, Foothills and Children's Hospital campuses. Bike lanes, walking paths, plus off-leash dog parks, are nearby for an active urban lifestyle. (id:6769)

Living room 15.42 Ft x 11.83 Ft

Other 11.83 Ft x 7.17 Ft

Primary Bedroom 10.25 Ft x 13.17 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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