

# \$359,500 - 201, 350 4 Avenue Ne, Calgary

MLS® #A2225476

## \$359,500

2 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

You will be impressed from the moment you first step inside this very well laid out and spacious two-bedroom condo unit. Located in the very desirable community of Crescent Heights from which the downtown, Stampede grounds, Eu Claire district, Bow River pathways and more are all within an easy walk. Once inside the unit you'll be greeted by an abundance of natural light creating a warm and inviting atmosphere. The updated kitchen will make any cook happy, complete with granite countertops, stainless steel appliances, an induction range and microwave hoodfan. The large living room is the perfect place to relax and unwind with a cozy wood burning fireplace for those cooler winter evenings. Through the sliding doors off the living area you will step onto the balcony with a southern exposure. A perfect spot to enjoy the tranquility of the neighbourhood and soak up the sunshine. The primary bedroom is generously sized and features a three piece ensuite bathroom and a second wood burning fireplace for perhaps those romantic evenings. The second bedroom is also generously sized and adjacent to a modern 4 piece bathroom. Additional features of this condo include in-suite laundry, central vac, lots of storage, and an underground parking stall. The building also boasts an incredible rooftop patio with views of the city and mountains. Come have a look â€“ you will not be disappointed.

Built in 1980



## Essential Information

MLS® #	A2225476
Price	\$359,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	201, 350 4 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J3

## Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Roof Deck
Parking Spaces	1
Parking	Parkade

## Interior

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Storage, Vinyl Windows, Central Vacuum, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Bedroom
# of Stories	4

**Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	38
Zoning	M-C1

**Listing Details**

Listing Office	CIR Realty
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