

# \$399,000 - 303, 350 4 Avenue Ne, Calgary

MLS® #A2194341

## \$399,000

2 Bedroom, 2.00 Bathroom, 1,185 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

This beautifully upgraded condo, offering stunning views of downtown Calgary, presents an ideal opportunity for first-time buyers eager to enter the property market. Recently renovated, this unit seamlessly blends modern updates with its original charm. Spanning over 1,185 square feet, this spacious corner unit is perfect for those seeking proximity to downtown, a short commute to work, and the simplicity of apartment living. The inviting living room features new carpet, fresh paint, and an elegant marble fireplace, creating a warm and stylish ambiance, with access to the south facing balcony. The large kitchen, adorned with wood cabinetry and new marble countertops, is a culinary delight, perfect for preparing meals and entertaining guests. Adjacent to the kitchen, a generous dining area offers a comfortable space for family gatherings. The primary bedroom is a serene retreat, complete with its own marble fireplace and a private ensuite. A second bedroom and a designated bathroom add to the convenience and functionality of this home. Additional features include in-suite laundry, ample storage with multiple closets, and underground parking. Residents can enjoy a beautiful community rooftop patio with breathtaking views of the Calgary skyline. Located in the charming Crescent Heights neighbourhood, this condo is just a short walk from the vibrant Bridgeland area, filled with shops and restaurants, and only a few blocks from the Bow River and Prince's Island Park.



Create lasting memories in this exquisite downtown condo.

Built in 1980

**Essential Information**

MLS® #	A2194341
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,185
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

**Community Information**

Address	303, 350 4 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J3

**Amenities**

Amenities	Party Room, Roof Deck
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	80
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.