

11, 643 4 Avenue NE
Calgary, Alberta

MLS # A2173837



\$349,900

Division:	Bridgeland/Riverside		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,221 sq.ft.	Age:	1975 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 238
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Storage, Track Lighting		

Inclusions: Owners have not lived in this unit so all appliances are as-is.

OPEN HOUSE CANCELLED - SUNDAY OCT 27 1:00-2:30PM Nestled in the heart of Bridgeland, this townhouse offers a unique blend of convenience, character, and affordability. This property has been professionally painted, cleaned, and carpets cleaned/sanitized. Priced to allow for renovations, this hidden gem provides the perfect opportunity to put your own stamp on a property. The ground floor features a convenient entrance, single attached garage, laundry room with ample storage space. The main floor is designed for entertainment and relaxation, with a kitchen featuring a eating bar, two-piece bathroom, and cozy living room with a wood-burning fireplace. The balcony off the living room provides a quiet retreat to enjoy fresh air and a moment of solitude. The upper floor features two bedrooms and a four piece bathroom. The primary bedroom includes a sizable walk-in closet. This townhouse boasts low condo fees, making homeownership or investment more accessible. Its prime location offers walking distance access to Downtown and walking paths, as well as easy access to public transit connecting you to the city and beyond. You'll also enjoy being just steps away from Bridgeland's popular 1st Avenue, lined with trendy restaurants, bars, coffee shops, and boutiques, providing endless options for dining, entertainment, and leisure. With its affordable price point, this charming townhouse is a blank canvas awaiting your personal touch. A recently renovated unit in this complex with a similar floor plan sold within the last 30 days for \$417,000. Renovate to your heart's content. Don't miss this opportunity to make this Bridgeland townhouse your dream home!