

**101, 836 4 Avenue NW**  
**Calgary, Alberta**

**MLS # A2173971**



**\$198,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	485 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Storage		

**Inclusions:** None

This inviting 1 bedroom condo is waiting for it's new owner to come enjoy the mature, quiet street, the nearby retails shops, restaurants and coffee establishments, and is within a short walk to the C-Train. Come on inside and enjoy the privacy of being the only suite on this level. A well laid out home awaits - step inside, hang up your coat and put your feet up in your cozy living room. Imagine preparing meals in your bright kitchen and enjoy them in your adjacent dining area. The bedroom is a nice sanctuary for rest, and is 2 steps away from the 4 piece bathroom. A separate locked storage locker is right outside your door, and convenient common laundry is only steps away - the whole set up is like having your own floor of a condo building. Park your car in the assigned parking behind the building and enjoy the short walk to your suite. - no stairs to navigate with your groceries! Sunnyside is a fantastic and friendly neighbourhood offering so many nearby amenities, including Riley Park, Princes Island, The C Train to downtown, SAIT and beyond. Enjoy time spent walking nearby pathways, exploring treasures found in all of the Little Free Libraries scattered through the community, walk 3 mins to Safeway for those last minute ingredients. Sunnyside is a vibrant, cohesive neighbourhood and a wonderful place to live. Come check it out!