

# \$400,000 - 22, 643 4 Avenue Ne, Calgary

MLS® #A2211178

**\$400,000**

2 Bedroom, 2.00 Bathroom, 1,241 sqft

Residential on 0.58 Acres

Bridgeland/Riverside, Calgary, Alberta

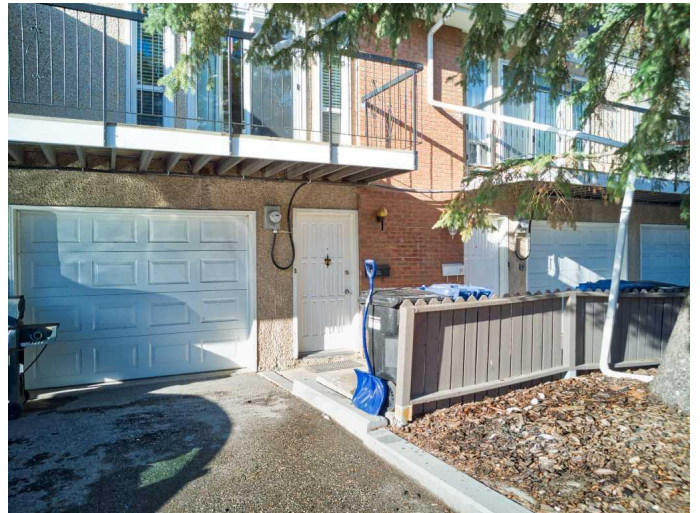
Unique Opportunity In The Community Of Bridgeland! Great Inner-City Condo With Insulated Garage + Private Driveway Parking. Enjoy Over 1000 Sq Ft Of Living Space. Upstairs: 2 Large Bedrooms, 1.5 Updated Bathrooms + Den! Relax In The Bright & Comfy Living Room With Wood Burning Fireplace. Step Out Onto The South-Facing Balcony To Bbq Or To Take In City Views. Home Also Features Eat-In Kitchen With Large Pantry Cabinet, Plenty Of Prep Space & Modern Appliances. Large In-Suite Laundry Area For Convenience & Ease. Spacious Entrance Way To Welcome Your Guests & Store All Your Coats And Shoes! You Will Find New Laminate Floorng in the Kitchen and on the Stairs, Newer Laminate Flooring In The Living Room & Nice Carpet Upstairs. Bridgeland Is A Highly Sought After Community! Walk Or Bike To Dt. Enjoy Great Restaurants & Shops Nearby. Bridgeland Also Has Lovely Parks, Good Schools & Great Community Spirit. This is a Full Ownership (Fee Simple) Condominium Property with a Registered Lease (45 years) that may be purchased seperately (for financng or Business purposes) or Cancelled for an ordinary ownership Structure!

Built in 1975

## Essential Information

MLS® #

A2211178



Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,241
Acres	0.58
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	22, 643 4 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J9

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Secured, Single Garage Attached, Plug-In, Workshop in Garage
# of Garages	1

### Interior

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning, Raised Hearth
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	35
Zoning	M-CG

**Listing Details**

Listing Office	2% Realty
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