

# \$174,900 - 305, 310 4 Avenue Ne, Calgary

MLS® #A2216046

**\$174,900**

1 Bedroom, 1.00 Bathroom, 461 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Exceptional OPPURTUNITY to own in the highly desirable inner-city community of CRESCENT HEIGHTS for under \$175,000! Why RENT when you can OWN this 1 bedroom, 1 bath condo located on the third floor of this building on a quiet, tree-lined street? Terrific location within walking distance of Rotary Park and Downtown. Superb access to boutique shops, cozy cafes, and quaint local area restaurants, Chinatown and the charming Centre Street corridor. Perfect for students, downtown workers, or health care workers, this condo is conveniently close to SAIT, the University of Calgary, AB Children's Hospital and the Foothills Medical Centre. With 460 square feet of practical living space, this unit includes an assigned surface parking stall and low monthly condo fees of just \$351.35. A rare chance to enter one of Calgary's most sought-after neighbourhoods at an incredibly affordable price. Book your private showing today.

Built in 1976

## Essential Information

MLS® #	A2216046
Price	\$174,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	461



Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	305, 310 4 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J3

### **Amenities**

Amenities	Laundry, Parking
Parking Spaces	1
Parking	Assigned, Parking Lot, Stall, Paved, Rear Drive

### **Interior**

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Electric Range, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Flat, Flat Torch Membrane
Construction	Cement Fiber Board, Mixed, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	15
Zoning	M-CG

### **Listing Details**

Listing Office

RE/MAX House of Real Estate

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