

# \$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      | Parking, Laundry                                |
| Parking Spaces | 1                                               |
| Parking        | Assigned, Paved, Rear Drive, Stall, Parking Lot |

### 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 | 4                |
| Zoning         | M-CG             |

### Listing Details

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