

# \$279,998 - 302, 345 4 Avenue Ne, Calgary

MLS® #A2199982

**\$279,998**

1 Bedroom, 1.00 Bathroom, 722 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

TOP FLOOR, CORNER, unit in CONCRETE building with ELEVATOR, TWO SKYLIGHTS, UNDERGROUND PARKING, and ALL NEW APPLIANCES including oversized laundry!

Welcome to this beautiful top-floor, corner condo in a quiet, concrete building on a charming tree-lined street! This fully renovated unit offers 722 square feet of bright and modern living space, perfect for anyone looking for a stylish, spacious home. The open layout features floor-to-ceiling windows and a large solarium, plus skylights in the kitchen and bathroom, all bringing in tons of natural light.

The kitchen shines with new stainless steel appliances, including a French door fridge and flat-top stove, as well as new cabinets and QUARTZ Countertops. The spacious main bathroom and the updated fireplace, doors, and trim give the home a fresh, modern look. High-quality luxury vinyl floors complete the stylish feel throughout.

Step outside to your sunny south-facing porch, ideal for BBQs and entertaining, and enjoy beautiful downtown views. The building is perfectly located on a quiet street within walking distance to popular spots like Bridgeland, Princeâ€™s Island Park, Rotary Park, tennis courts, and the scenic Bow River pathways. Youâ€™re also close to downtown, Chinatown, the Centre Street corridor, SAIT, Foothills Hospital, and the University of Calgary, with easy access to off-leash areas and green spaces nearby.



If you're looking for a bright, modern, and conveniently located condo, this home has it all. Schedule a visit to experience it for yourself! Also, BONUS, Garbage chute on your floor making disposable super easy!

Built in 1979

### Essential Information

MLS® #	A2199982
Price	\$279,998
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	722
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	302, 345 4 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J4

### Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Heated Garage, Underground, Assigned, Stall
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting,
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	Skylight(s), Storage, Elevator
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

## Exterior

Exterior Features	Balcony
Roof	Flat
Construction	Concrete, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	57
Zoning	M-C1

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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