

19, 643 4 Avenue NE
Calgary, Alberta

MLS # A2240186



\$465,000

Division:	Bridgeland/Riverside		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,226 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 238
LLD:	-
Zoning:	M-CG d111
Utilities:	-

Inclusions: None

Welcome to this beautifully updated and well-maintained townhome in the heart of Bridgeland—offering over 1,200 sq ft of thoughtfully designed living space, an attached garage, and a location that puts you just steps from all the amenities this vibrant inner-city neighbourhood has to offer. The kitchen has been tastefully updated with timeless finishes and functional design, while the upstairs bathroom was fully renovated in 2015. Major mechanical updates include a brand new furnace, hot water tank, and dryer, with windows replaced in 2011 for added comfort and efficiency. This home features two spacious bedrooms plus a versatile den—perfect for a home office, guest room, or hobby space—and a sunny south-facing balcony, ideal for enjoying your morning coffee or relaxing in the afternoon sun. With excellent storage throughout and a well-managed complex, this is a fantastic opportunity to enjoy low-maintenance living in one of Calgary’s most walkable communities. Cafes, restaurants, parks, and river pathways are all just steps away—offering the perfect balance of lifestyle and convenience.