

**22, 643 4 Avenue NE
Calgary, Alberta**

MLS # A2252519



\$449,999

Division:	Bridgeland/Riverside		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,228 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Garage Faces Front, Plug-In, Single Garage Attached, Workshop in		
Lot Size:	-		
Lot Feat:	Many Trees, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 238
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this charming newly renovated 2- storey townhouse in the heart of Bridgeland/Riverside, one of Calgary most vibrant and sought-after communities. Offering over 1,200 sq. ft. of thoughtfully designed living space, this home features 2 bedrooms + den, 1.5 bathrooms, and attached garage. Step inside to discover new laminate flooring in the Kitchen and on the Stairs, newer laminate flooring in the Living Room & Nice Carpet upstairs. The Modern Kitchen is complete with large cabinets, appliances and convenient pantry. Relax in the Bright and Comfy with Wood Burning Fireplace. Step out onto the South-facing balcony to Bbq or to take in City views. The Location is unbeatable just minutes to downtown, the Bow River Pathways, boutique shops, restaurants, cafes, and transit with quick access to Memorial Drive, Edmonton Trail and Centre Street. Perfect for Professional, Families, or First time Home Buyer. Don't miss this opportunity to own a stylish home in on of Calgary's most walkable and connected neighbourhoods!