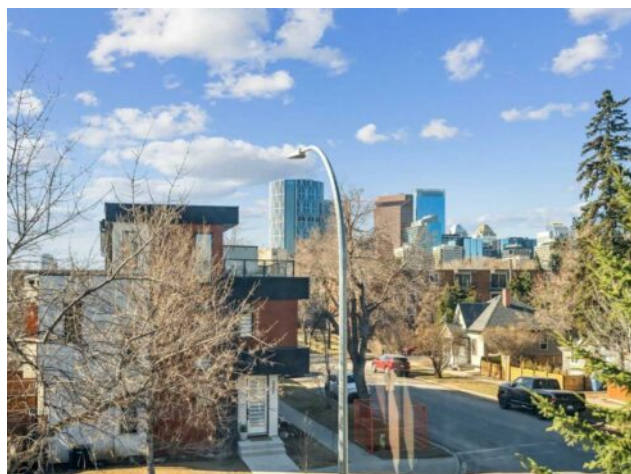


**4, 810 2 Street NE
Calgary, Alberta****MLS # A2211198****\$274,900**

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	719 sq.ft.	Age:	1963 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 620
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: NA

An absolutely remarkable, one of a kind, Two Story inner city condo in prestigious Crescent Heights! Move right into this gorgeous, upgraded home that has a very open floor plan that is flooded with light from the south facing windows and exposure! You'll love the amazing Maple kitchen with stainless steel appliances, upgraded back splash, a breakfast bar and lots of storage and counter space! There's a good sized Living/Dining room area with a corner electric fireplace with shelving above plus access to the fantastic private balcony that is partially obscured by Spruce trees but also has views to the south and downtown! Excellent for summer barbecues! You will be drawn to the excellent architecture/layout of this amazing apartment that includes a funky open staircase with wrought iron railings leading you upstairs to two bedrooms, including one with a high vaulted ceiling above. The Primary bedroom can easily accommodate a large bed. Also, enjoy a unique four piece bathroom with curved counter and a tub with a shower. Other highlights of this home include in suite stacking laundry, neutral colors, knock down stipple ceilings and amazing, easy to clean hardwood style laminate flooring throughout the main floor and in the upstairs bathroom! An excellent location, within walking/biking distance to restaurants, the Bow River pathways, Princess Island and downtown! Condo fees include heat, water & sewer. You just pay the electricity. Quick possession can be accommodated. An amazing opportunity!