

# \$250,000 - 403, 310 4 Avenue Ne, Calgary

MLS® #A2248080

**\$250,000**

2 Bedroom, 1.00 Bathroom, 800 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

\*\*\*OPEN HOUSE SUNDAY SEPT 21st

1-4PM\*\*\*Welcome to Crescent View in the

heart of Crescent Heights! This charming 2

bedroom top floor unit is spacious with 800

square feet and also features a functional floor

plan. The unit is north facing which is

beneficial because you still experience natural

light without the heat of the direct sun. The

bedrooms are situated on one side of the unit

with a 4 piece bathroom separating the two.

Currently the large primary bedroom is being

used as the office/craft room and has

upgraded insulation for added soundproofing.

The secondary bedroom is also a good size

with built in cabinets for extra storage. The

kitchen is quaint with stainless steel

appliances and leads to the dining space. The

living area is a great size and will allow for

multiple furniture configurations. This unit has

in-suite laundry with a stacked washer and

ventless dryer which is a perk, as not all units

have laundry but there is also a laundry space

in the basement if needed. Adding to the perks

the building has seen an exterior/interior

revamp over the last 7 years including

windows, all doors, balconies, common area

carpets, asphalt in the parking lot and new

roof. There is an assigned parking stall and

plenty of street parking for visitors. Crescent

heights is known for its stunning views of the

city skyline, and the beautiful tree-lined streets.

The proximity to downtown and transit makes

this a desirable place for people who want to

live close to the city centre but still enjoy a



quieter, more residential feel. The walkability is fantastic and the building is close to Rotary Park, shops, restaurants and the Bow River and pathways! Don't miss this opportunity to call this home!

Built in 1976

### Essential Information

MLS® #	A2248080
Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	800
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	403, 310 4 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J3

### Amenities

Amenities	Coin Laundry, Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings

Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	None
Roof	Membrane
Construction	Brick, Composite Siding

## Additional Information

Date Listed	August 13th, 2025
Days on Market	33
Zoning	M-CG d72

## Listing Details

Listing Office	Charles
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