

304, 1606 4 Street NW

Calgary, Alberta

MLS # A2266512



\$325,000

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 721
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C1 d142
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Crescent Heights - #304, 1606 4 Street NW: Walk to downtown from this TOP FLOOR CORNER CONDO in Crescent Pointe, located in the highly desirable community of Crescent Heights. This freshly painted, turn-key unit offers 983 sqft. of bright, open living space with laminate flooring throughout, 2 bedrooms, 2 full bathrooms, and titled underground parking with a storage locker. The spacious layout features a central kitchen with a breakfast bar that seats four, an adjoining dining area with access to a covered balcony with a BBQ gas line, and a bright living room with a cozy corner gas fireplace with mantle. The primary bedroom includes a walk-in closet and a 4-piece ensuite with a separate shower with rain shower head and a soaker tub. You will also find a second bedroom with French doors which could double as a den and a 4 pc main bathroom. Additional features include in-suite laundry, a wide parking stall, a storage locker, and visitor parking. This well-maintained building is located with easy access to Deerfoot and Crowchild Trails, minutes to downtown, near SAIT, the Bow River, parks, playgrounds, schools and transit (#2 bus). Shows well - call today for more information!