

207, 310 4 Avenue NE  
Calgary, Alberta

MLS # A2228359



## \$257,000

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	938 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 704
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Balcony Window Coverings

Come and experience the true inner city pedestrian lifestyle with #207 at Crescent View in the community of Crescent Heights. Located on a quiet and no thruway street, #207 is a 2 bedroom + 1 bath end unit that gives serene-neighbourhood-but-close-to-all-the-action vibes. At 937 square feet and spanning the full depth of the building in a four-storey concrete walk-up, rarely do units of this size come up on the market in Crescent Heights. This home is naturally lit all day with its sunny south facing balcony and includes windows on the north, east and south exposures, which provides wonderful cross breezes throughout. You will conveniently have access to all your seasonal items with in-unit storage space. Having been lovingly maintained in its original condition, this is a fantastic opportunity as a blank canvas to really make this home your own. Its spacious and functional lay-out provides ample options for set up, without detracting from the roominess of the living spaces. While it is not necessary to have a vehicle in such a central location, it's beneficial to have the option as this home comes with an assigned stall. Your health and wellness will be at optimal levels by being within walking distance to the tennis club, Rotary Park, Centre Street Bridge, gorgeous Crescent Heights views to downtown, and the famous Crescent Heights stairs. This home is ideal for those who enjoy being steps to the energy and vibrancy of the inner city while being on a quieter street, and must be seen in person to be fully appreciated!