



DJ Golden
REAL ESTATE

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100, 808 4 Avenue NW
Calgary, Alberta

MLS # A2234495



\$548,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Sunnyside | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,313 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-----------------------------|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Other | Sewer: | - |
| Roof: | Concrete, Tile | Condo Fee: | \$ 1,123 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | M-CG d72 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar | | |

Inclusions: N/A

Click brochure link for more details. A SPRAWLING INNER CTIY CONDOMINIUM JUST MOMENTS FROM THE RIVER, TWO BLOCKS TO GROCERIES, THE LRT AND RILEY PARK, NESTLED QUIETLY INTO THE HILL ON A LOVELY TREE LINED STREET IN BEAUTIFUL SUNNYSIDE. SPACIOUS AND ROOMY DESCRIBE THIS CONCRETE MASTERPIECE WHICH BOASTS A LARGE MASTER BEDROOM WITH ROOMY WALK-IN CLOSET, SECOND BEDROOM WITH LARGE WINDOWS, LARGE 5 PIECE BATH PLUS ADDITIONAL HALF BATH OFF THE FOYER. THE LARGE OPEN PLAN OFFERS A MASSIVE LIVING ROOM / DINING ROOM WITH WOOD BURNING GAS FIREPLACE & LOTS OF BIG BRIGHT WINDOWS FINISHED WITH CUSTOM WOOD BLINDS. THE CUSTOM KITCHEN FEATURES CHERRY CABINETS & PLENTY OF GRANITE COUNTERSPACE WITH DIRECT ACCESS TO THE COVERED 24X16 PATIO AREA COMPLETE WITH GAS HOOKUP FOR BBQ. AN ADDITIONAL SW FACING SUNDECK IS LOCATED OFF THE DINING AREA. THIS GROUND FLOOR UNIT FEATURES SECURE DIRECT ACCESS FROM THE ENTRANCE LOBBY WITH NO STAIRS TO CLIMB, A LARGE STORAGE LOCKER AND HEATED UNDERGROUND PARKING. A UNIQUE PROPERTY IN A FABULOUS LOCATION.