

# \$309,900 - 303, 824 4 Avenue Nw, Calgary

MLS® #A2169669

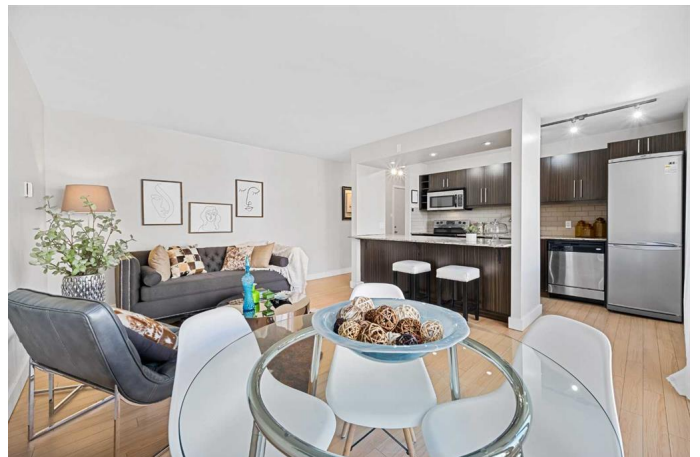
**\$309,900**

2 Bedroom, 1.00 Bathroom, 738 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to your new home nestled on a tranquil, tree-lined street in the vibrant Kensington neighborhood! This condo offers the perfect blend of comfort and convenience, steps away from an off-leash dog park and the C-Train. Spacious, open living and dining areas create an inviting atmosphere, perfect for entertaining or relaxing after a long day. Step outside to the private balcony and enjoy the view of McHugh Bluff. The large kitchen has plenty of storage, a generous granite island, and stainless steel appliances. Both bedrooms are generous and have ample closet space. The four-piece bath is finished with ceramic tile floor and granite topped vanity. For those who appreciate convenience, laundry hookups are in the unit—just add a combo washer/dryer! The Excelsior offers secure bike storage, a laundry room, and an assigned parking stall. This stellar location is an easy walk to all the shops, restaurants, and pubs in Kensington. Enjoy easy access to all quadrants of the city via the C-Train, Memorial Drive, Crowchild Trail and 16 Avenue.



Built in 1968

## Essential Information

MLS® # A2169669

Price \$309,900

Bedrooms 2

Bathrooms	1.00
Full Baths	1
Square Footage	738
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	303, 824 4 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0M8

### **Amenities**

Amenities	Bicycle Storage, Laundry, Parking, Trash
Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Storage
Construction	Brick, Concrete

### **Additional Information**

Date Listed	October 1st, 2024
Days on Market	163
Zoning	M-CG

### **Listing Details**

Listing Office

Royal LePage Mission Real Estate

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