

# \$257,000 - 207, 310 4 Avenue Ne, Calgary

MLS® #A2228359

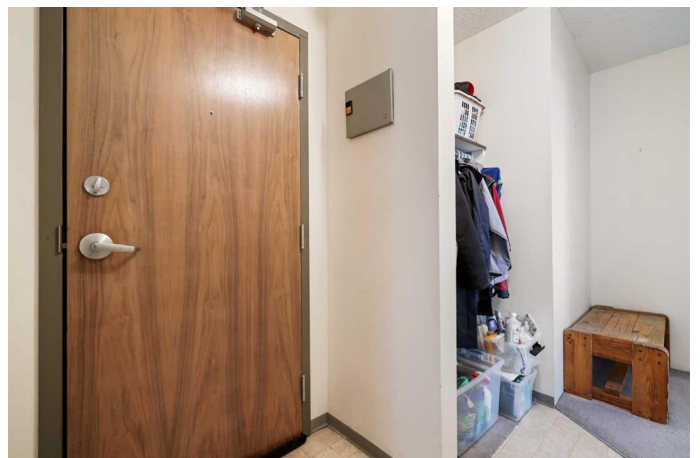
**\$257,000**

2 Bedroom, 1.00 Bathroom, 938 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday June 7th & Sunday June 8th, both days from 1pm - 4pm\*\*\* 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!

Built in 1976

**Essential Information**

MLS® #	A2228359
Price	\$257,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	207, 310 4 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J3

**Amenities**

Amenities	Laundry, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Alley Access, Paved, Stall

**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator
Heating	Baseboard
Cooling	None

# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	16
Zoning	M-CG d72

### Listing Details

Listing Office	Charles
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