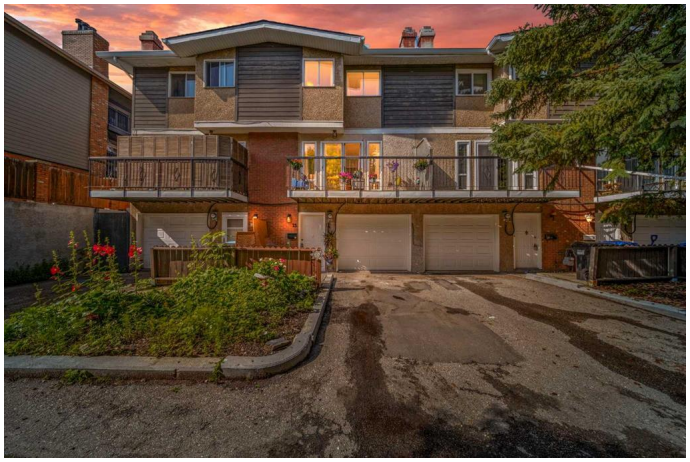
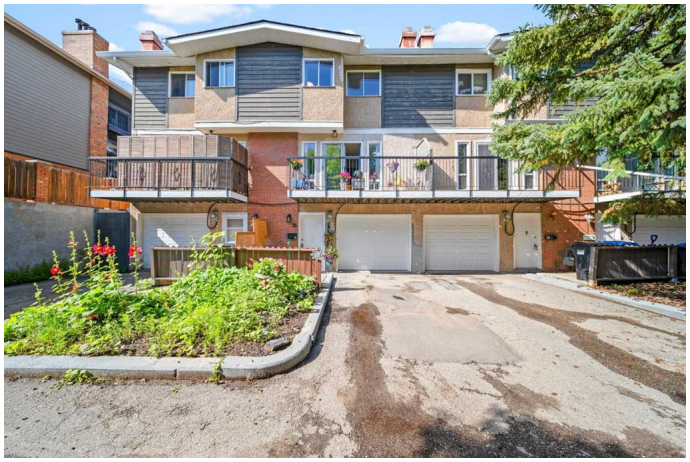
$425,000 - 23, 643 4 Avenue Ne, Calgary

MLS® #A2240210

$425,000
3 Bedroom, 2.00 Bathroom, 1,103 sqft
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta





Opportunity knocks! For the first-time buyer or investor this three-level, 1,103 sq. ft. townhouse with city views in the hip Bridgeland/Riverside community deserves your attention. With parking pad, plus single attached garage, 3 bedrooms and 1.5 baths, this is a prime location especially for those working in downtown Calgary. Entering at the main floor level the foyer leads to the utility room, laundry room and storage area. The stairs take you to the superbly lit first floor which encompasses an open-area kitchen and living room, both with warm hardwood flooring. South-facing patio doors in the living room provide access to a railed deck from which to enjoy your morning coffee plus keep tabs on the surrounding city. The living room also boasts a stone surround corner woodburning fireplace. The kitchen has updated modern white cabinets with glass doors, a double corner sink with a center drainboard, stainless appliances and a corner pantry for added storage space. A tiled 2-pc. bath completes this level. The second level presents with a larger primary and two secondary bedrooms which share the tiled 4-pc. bath. Again, the location here is key. Close to Calgaryâ€™s business centre and vibrant cultural core; proximity to Edmonton Trail, Centre Street and Memorial Drive; shopping, restaurants and bars on Bridgelandâ€™s energetic 1st Avenue; grocery stores on 16th Avenue (Coop & Safeway); Mount Pleasant Tennis club; numerous churches and transit. Make that call

today and arrange for a viewing. Donâ€™t let this one get away!

Built in 1975

Essential Information

MLS® #	A2240210
Price	$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,103
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	23, 643 4 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J9

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Mixed, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	10
Zoning	M-CG d111

Listing Details

Listing Office	Comox Realty

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