

# \$348,000 - 304, 1606 4 Street Nw, Calgary

MLS® #A2266512

**\$348,000**

2 Bedroom, 2.00 Bathroom, 983 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

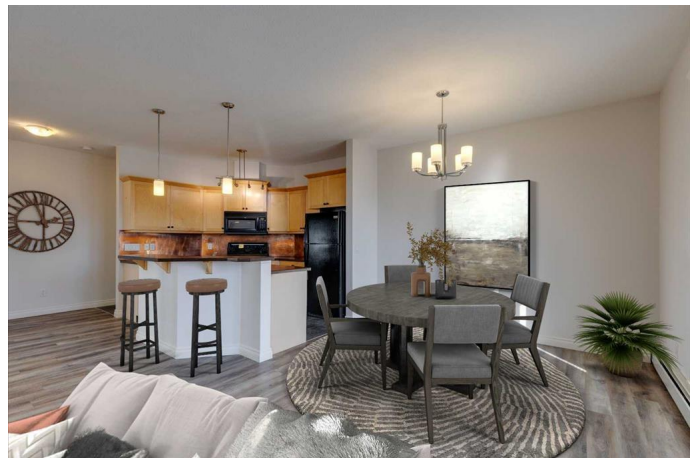
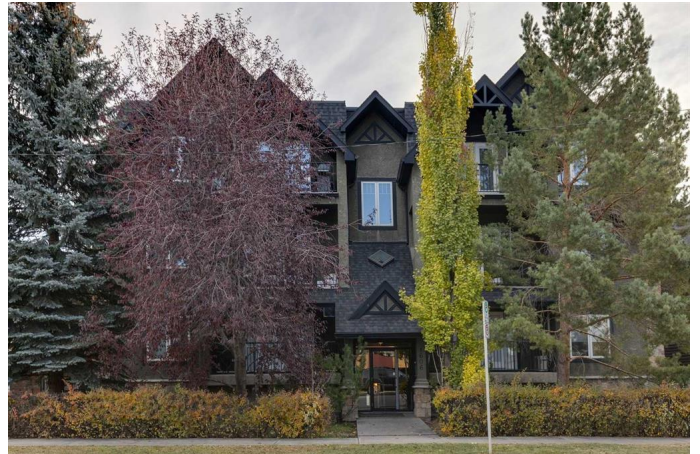
Crescent Heights - #304, 1606 4 Street NW: Walk to downtown from this TOP FLOOR CORNER CONDO in Crescent Pointe, located in the highly desirable community of Crescent Heights. This freshly painted, turn-key unit offers 983 sqft. of bright, open living space with laminate flooring throughout, 2 bedrooms, 2 full bathrooms, and titled underground parking with a storage locker. The spacious layout features a central kitchen with a breakfast bar that seats four, an adjoining dining area with access to a covered balcony with a BBQ gas line, and a bright living room with a cozy corner gas fireplace with mantle. The primary bedroom includes a walk-in closet and a 4-piece ensuite with a separate shower with rain shower head and a soaker tub. You will also find a second bedroom with French doors which could double as a den and a 4 pc main bathroom. Additional features include in-suite laundry, a wide parking stall, a storage locker, and visitor parking. This well-maintained building is located with easy access to Deerfoot and Crowchild Trails, minutes to downtown, near SAIT, the Bow River, parks, playgrounds, and schools. Shows well - call today for more information!

Built in 2004

## Essential Information

MLS® # A2266512

Price \$348,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 983               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 304, 1606 4 Street Nw |
| Subdivision | Crescent Heights      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2M 2Y9               |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Parking, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                          |
| Parking        | Parkade, Underground                                                       |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s)                                             |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas, Living Room                                                                              |
| # of Stories      | 3                                                                                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |

Construction            Stone, Stucco

**Additional Information**

Date Listed            October 28th, 2025  
Days on Market        9  
Zoning                  M-C1 d142

**Listing Details**

Listing Office           CIR Realty

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