

# \$498,000 - 100, 808 4 Avenue Nw, Calgary

MLS® #A2234495

**\$498,000**

2 Bedroom, 2.00 Bathroom, 1,313 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Click brochure link for more details. A SPRAWLING INNER CITY CONDOMINIUM JUST MOMENTS FROM THE RIVER, TWO BLOCKS TO GROCERIES, THE LRT AND RILEY PARK, NESTLED QUIETLY INTO THE BLUFF 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 COUNTER SPACE WITH DIRECT ACCESS TO THE COVERED 24X16 WEST FACING PATIO AREA COMPLETE WITH GAS HOOKUP FOR BBQ. ?AN ADDITIONAL SOUTH FACING SUNDECK IS LOCATED OFF THE DINING AREA. FITTED FOR AIRCON, THIS GROUND FLOOR UNIT FEATURES SECURE DIRECT ACCESS FROM THE ENTRANCE LOBBY WITH NO STAIRS TO CLIMB, A LARGE FINISHED STORAGE LOCKER AND HEATED UNDERGROUND PARKING. ?A UNIQUE PROPERTY IN A FABULOUS LOCATION.Â



Built in 1981

## Essential Information

MLS® #	A2234495
Price	\$498,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,313
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	100, 808 4 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0M8

## Amenities

Amenities	Elevator(s), Parking, Secured Parking
Parking Spaces	1
Parking	Stall, Underground, Assigned

## Interior

Interior Features	Bar
Appliances	Dishwasher, Electric Stove, Garburator, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Wood Burning
# of Stories	3

## Exterior

Exterior Features	BBQ gas line
Roof	Concrete, Tile
Construction	Concrete
Foundation	Poured Concrete



**Additional Information**

Date Listed	June 27th, 2025
Days on Market	28
Zoning	M-CG d72

**Listing Details**

Listing Office	Honestdoor Inc.
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