

# \$100,000 - 22, 643 4 Avenue Ne, Calgary

MLS® #A2216990

**\$100,000**

2 Bedroom, 2.00 Bathroom, 1,241 sqft

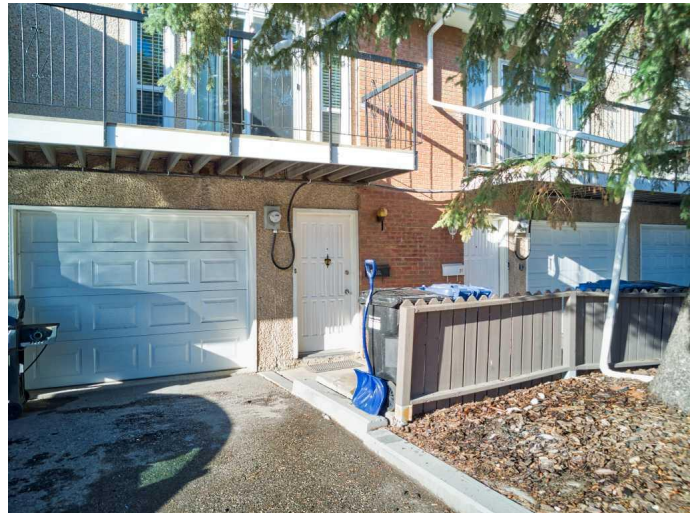
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

This Property Should be purchased together with A2211178 (\$400k) which is the property to which this 45 year lease is registered. Unique Leasehold Opportunity In The Community Of Bridgeland! (45 year lease) Great Inner-City Condo With Insulated Garage + Private Driveway Parking. Enjoy Over 1000 Sq Ft Of Living Space. Upstairs: 2 Large Bedrooms, 1.5 Updated Bathrooms + Den! Relax In The Bright & Comfy Living Room With Wood Burning Fireplace. Step Out Onto The South-Facing Balcony To Bbq Or To Take In City Views. Home Also Features Eat-In Kitchen With Large Pantry Cabinet, Plenty Of Prep Space & Modern Appliances. Large In-Suite Laundry Area For Convenience & Ease. Spacious Entrance Way To Welcome Your Guests & Store All Your Coats And Shoes! You Will Find New Laminate Floorng in the Kitchen and on the Stairs, Newer Laminate Flooring In The Living Room & Nice Carpet Upstairs. Bridgeland Is A Highly Sought After Community! Walk Or Bike To Dt. Enjoy Great Restaurants & Shops Nearby. Bridgeland Also Has Lovely Parks, Good Schools & Great Community Spirit. Unique Leasehold-Ownership Opportunity (45 year lease) should be purchased in addition to the fee simple (condo ownership) property: MLS A2211178.

Built in 1975

## Essential Information



MLS® #	A2216990
Price	\$100,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	22, 643 4 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J9

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Plug-In, Single Garage Attached, Workshop in Garage
# of Garages	1

### Interior

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Raised Hearth, Stone, Wood Burning
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	49
Zoning	M-CG

**Listing Details**

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.