

# \$405,000 - 23, 643 4 Avenue Ne, Calgary

MLS® #A2240210

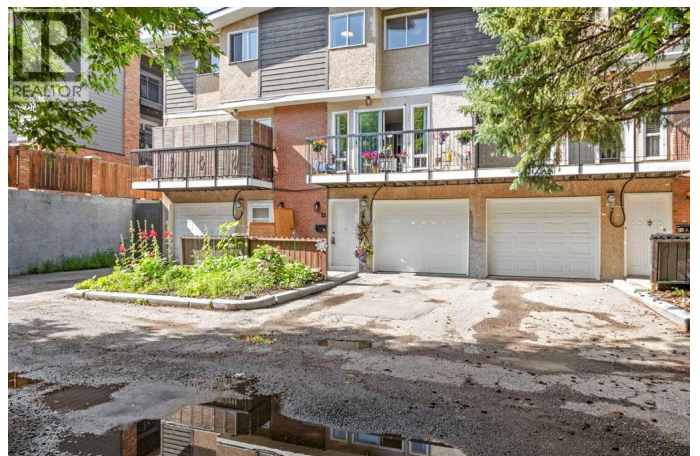
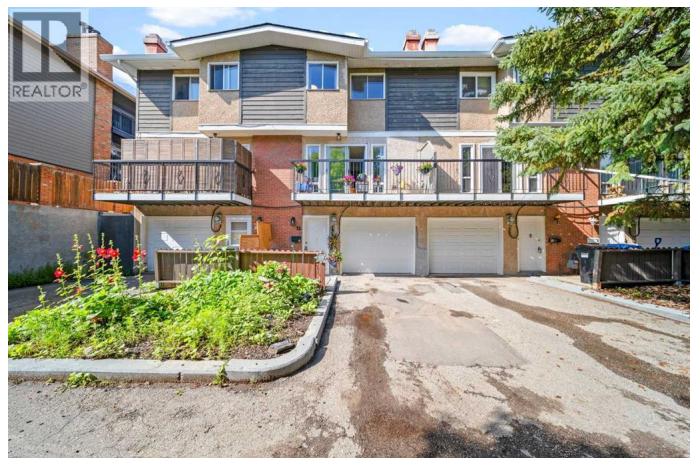
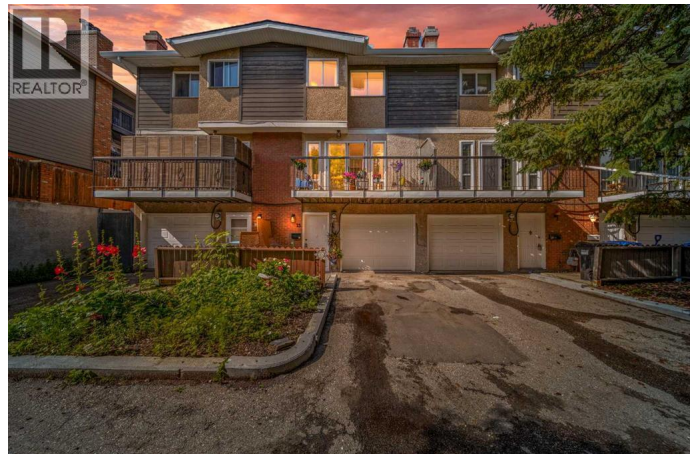
**\$405,000**

2 Bedroom, 2.00 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Opportunity knocks! Priced to sell. 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, and a driveway for a second parking spot. 2 bedrooms plus den, 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 engineered 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 Calgary's business centre and vibrant cultural core; proximity to Edmonton Trail, Centre Street and Memorial Drive; shopping, restaurants and bars on Bridgeland's energetic 1st Avenue; grocery stores on 16th Avenue (Coop &



Safeway); Mount Pleasant Tennis club;  
numerous churches and transit. Land is  
owned (not leased). Very reasonable condo  
fees. Make that call today and arrange for a  
viewing. Donâ€™t let this one get away!  
(id:6289)

Built in 1975

**Essential Information**

Listing #	A2240210
Price	\$405,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,103
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	23, 643 4 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
Province	Alberta
Postal Code	T2E0J9

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

**Interior**

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

## Exterior

Exterior	Brick, Stucco, Vinyl siding
Foundation	Poured Concrete

## Listing Details

Listing Office Comox Realty



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 2:31pm PDT