$264,900 - 403, 310 4 Avenue Ne, Calgary

MLS® #A2263172

$264,900
2 Bedroom, 1.00 Bathroom, 800 sqft
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to Crescent View in the heart of Crescent Heights! This charming 2 bedroom top floor unit is spacious with 800 square feet and also features a functional floor plan. The unit is north facing which is beneficial because you still experience natural light without the heat of the direct sun. The bedrooms are situated on one side of the unit with a 4 piece bathroom separating the two. Currently the large primary bedroom is being used as the office/craft room and has upgraded insulation for added soundproofing. The secondary bedroom is also a good size with built in cabinets for extra storage. The kitchen is quaint with stainless steel appliances and leads to the dining space. The living area is a great size and will allow for multiple furniture configurations. This unit has in-suite laundry with a stacked washer and ventless dryer which is a perk, as not all units have laundry but there is also a laundry space in the basement if needed. Adding to the perks the building has seen an exterior/interior revamp over the last 7 years including windows, all doors, balconies, common area carpets, asphalt in the parking lot and new roof. There is an assigned parking stall and plenty of street parking for visitors. Crescent heights is known for its stunning views of the city skyline, and the beautiful tree-lined streets. The proximity to downtown and transit makes this a desirable place for people who want to live close to the city centre but still enjoy a quieter, more residential feel. The walkability is

fantastic and the building is close to Rotary Park, shops, restaurants and the Bow River and pathways! Donâ€™t miss this opportunity to call this home!

Built in 1976

Essential Information

MLS® #	A2263172
Price	$264,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	800
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	403, 310 4 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J3

Amenities

Amenities	Parking, Coin Laundry
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard

Cooling	None
# of Stories	4

Exterior

Exterior Features	None
Roof	Membrane
Construction	Brick, Composite Siding

Additional Information

Date Listed	October 8th, 2025
Days on Market	12
Zoning	M-CG d72

Listing Details

Listing Office	Charles

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.