102 350 4 Avenue NE

Calgary | Active | MLS® A2347265

$289,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1980**	**1,115.5 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to an exceptional opportunity in Crescent Heights, one of Calgary's most sought-after inner-city communities, just minutes from downtown. Offering over 1,100 sq ft of beautifully designed living space, this expansive 2-bedroom, 2-bathroom residence stands out for its rare size and incredible outdoor space - featuring a massive balcony that few units in the building can rival, perfect for summer BBQs, entertaining, or simply enjoying your own private open-air retreat. Inside, the open-concept layout is anchored by one of the nicest kitchens in the complex, complete with extensive cabinetry, granite countertops, stainless steel appliances, tile backsplash, and a large island with eating bar that seamlessly connects to the inviting dining and living areas with a cozy wood-burning fireplace. The spacious primary suite offers double closets, a private 3-piece ensuite, and a versatile nook ideal for a home office or reading lounge, while the bright second bedroom provides flexibility for guests, work, or fitness space. A generous in-suite laundry and storage room adds everyday practicality, and the concrete building ensures quiet, solid construction. Condo fees conveniently include heat and water. Heated underground parking, a dedicated storage locker, and access to a shared rooftop patio with stunning city views complete the package. With walkability to downtown, Bridgeland, parks, tennis courts, transit, the Bow River pathway system, and endless dining and shopping options, this home delivers the perfect balance of space, style, and unbeatable location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347265
Bedrooms	2
Bathrooms	2
Year Built	1980
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	1,115.5 sq. ft.
Main Level Finished Area:	1,115.5 sq. ft.
Condo Fee:	$962.22
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	8111175
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes

Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Parkade
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Regal Ridge
Community:	Crescent Heights
Amenities:	Roof Deck, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Light Fixtures
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 13'9" × 11'1" ·
Main Floor	Dining Room · 14'11" × 9' ·
Main Floor	Living Room · 14'11" × 14'10" ·
Main Floor	Laundry · 7'7" × 7'2" ·
Main Floor	Other · 7'11" × 6'11" ·
Main Floor	Bedroom - Primary · 13'3" × 13'1" ·
Main Floor	Bedroom · 9'6" × 9'3" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island, Open Floorplan, See Remarks, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/102-350-4-avenue-ne-calgary-a2347265/

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