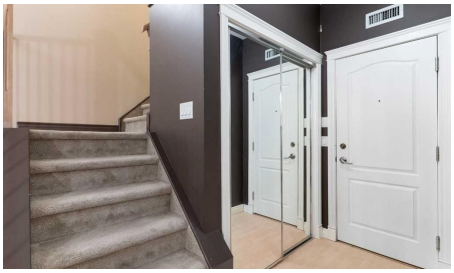
103 1606 4 Street NW

Calgary | Active | MLS® A2337223

$279,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2004**	**996 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Thoughtfully designed for comfort, functionality, and everyday living, this spacious home offers an impressive layout in a fantastic location close to all amenities.

Step through the front door into a generous, welcoming foyer that sets the tone for the home. The main floor features a contemporary kitchen with an abundance of cabinetry, extensive counter space, and a convenient walk-in pantry. Overlooking the open-concept living and dining area, the kitchen creates the perfect space for entertaining, relaxing, and enjoying meaningful conversations with family and friends.

Beautiful and easy care laminate flooring adds style throughout the main level. The inviting great room is highlighted by a cozy gas fireplace, creating the perfect gathering space.

Upstairs, you'll find two large bedrooms, each offering excellent space and privacy. The primary bedroom is a true retreat, featuring a wall-to-wall walk-in closet and a bright, fresh ensuite. A convenient laundry station and four-piece bathroom complete the upper level.

With two titled heated underground parking stalls, exceptional space, thoughtful design, and a prime location close to shopping, services, transportation, and everyday amenities, this is a rare opportunity to own one of the most desirable homes in the complex. Book your showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337223
Bedrooms	2
Bathrooms	2
Year Built	2004
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-Multi Level Unit
Total Living Area:	996 sq. ft.
Main Level Finished Area:	489 sq. ft.
Upper Level Finished Area:	507 sq. ft.
Condo Fee:	$755.58
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	1
Stories Total:	3
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2004 (Age: 22)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0313633
Heating:	Baseboard
New Constr.:	No

Construction Material:	Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Crescent Heights
Amenities:	Parking, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Dining Room · 15'10" × 11'9" ·
Main Floor	Kitchen · 11'9" × 9'9" ·
Main Floor	Living Room · 15'10" × 11' ·
2nd Floor	Bedroom - Primary · 14'9" × 9'10" ·
2nd Floor	Bedroom · 13'8" × 8'2" ·

2nd Floor	Walk-In Closet · 6'8" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Track Lighting
Exterior Features:	None
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1 d142
Listed Date:	Aug 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-1606-4-street-nw-calgary-a2337223/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.