# 105 345 4 Avenue NE

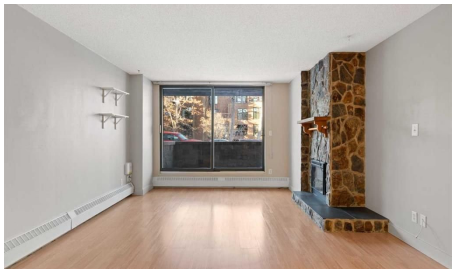
Calgary | Active | MLS® A2332532

**$199,500**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **1979** | **783 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Royal LePage Benchmark

# A closer look

Larger than your typical one-bedroom, and it shows. Welcome to this spacious 783 sqft condo in the heart of Crescent Heights, offering a rare blend of size, comfort, and unbeatable inner-city walkability. From the moment you step inside, you'll notice how much natural light fills the space, enhanced by brand new windows that not only elevate the look of the home but also improve energy efficiency and comfort year-round. It's a meaningful upgrade you can feel immediately. The open-concept layout is both functional and inviting. The living room is anchored by a feature fireplace with an electric insert, creating a warm focal point, and flows seamlessly onto your oversized private patio. Framed by a stone privacy wall and set along an exceptionally quiet street, this outdoor space feels like a true extension of your living area, perfect for a full patio setup, BBQs, and slow morning coffees. The kitchen offers a great balance of style and practicality, with granite countertops, generous cabinetry, and mostly updated appliances. (The wall oven isn't new, but it's solid, reliable, and performs exactly as it should.) The adjacent dining area makes entertaining easy and everyday living comfortable. The bedroom is genuinely oversized, room for a king-sized bed plus a desk, reading nook, or lounge space by the windows, and even features direct access to the patio. A thoughtfully designed walk-through closet connects to the spacious bathroom, creating a functional and private flow. Additional highlights include in-suite laundry with extra storage, modern laminate flooring, and an underground assigned parking stall with the option to add a storage cage. And then there's the main-floor advantage: no elevators, effortless grocery drop-offs, easy pet access, and a seamless indoor-outdoor lifestyle. something buyers consistently value. The building is secure, well-managed, and impressively quiet, with excellent soundproofing between units. All of this just steps from downtown, the Bow River pathways, and some of Calgary's best restaurants, cafés, and shops. This isn't just a one-bedroom, it's a smart, spacious inner-city home with upgrades that actually matter. New Blackout cordless blinds.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2332532 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **Year Built** | 1979 |
| **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:** | 783 sq. ft. |
| **Condo Fee:** | $706.58 |
| **Condo Fee Includes:** | Common Area Maintenance, Gas, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 3 |
| **Year built:** | 1979 (Age: 47) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 8010622 |
| **Heating:** | Baseboard |
| **New Constr.:** | No |
| **Construction Material:** | Brick |

| | |
|---|---|
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Laminate, Tile |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Parking:** | Assigned, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northeast |
| **Condo Name:** | Discovery Point |
| **Community:** | Crescent Heights |
| **Amenities:** | Elevator(s), Parking, Secured Parking, Visitor Parking |
| **Appliances:** | Built-In Oven, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer Stacked |
| **Inclusions:** | N/A |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Living Room · 17' × 13'1" · |
| **Main Floor** | Kitchen · 12'6" × 9'8" · |
| **Main Floor** | Bedroom · 19'5" × 11'5" · |
| **Main Floor** | Laundry · 8'2" × 4'4" · |
| **Title to Land:** | Fee Simple |

| | |
|---|---|
| **Community Features:** | Park, Schools Nearby, Shopping Nearby, Tennis Court(s) |
| **Interior Features:** | High Ceilings, Open Floorplan |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Patio |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-C1 |
| **Listed Date:** | Jul 29, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/105-345-4-avenue-ne-calgary-a2332532/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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