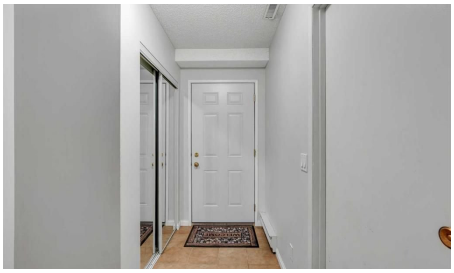
16 643 4 Avenue NE

Calgary | Active | MLS® A2350581

$364,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1975**	**1,242.56 sq. ft.**

Your next move starts with a conversation.

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Listed by Charles

A closer look

Welcome to 16, 643 4 Avenue NE, a spacious multi-level townhome offering over 1,240 sq. ft. of above-grade living space in the heart of Bridgeland/Riverside. With 2 bedrooms plus a versatile den, an attached single garage, a sunny south-west facing balcony and incredibly low condo fees, this well-maintained home offers an excellent opportunity for homeowners and investors alike, just minutes from downtown. The entry level provides a functional welcome home with direct access to the attached garage, along with a generously sized in-suite laundry room featuring a brand-new dryer, utility area and additional storage. An added advantage of this particular unit is its extended driveway, providing a second parking space in addition to the garage - a valuable feature not offered by all units within the complex. Upstairs, newer hardwood flooring carries through the bright and inviting main living space. The spacious living room is anchored by a distinctive wood-burning fireplace with floor-to-ceiling stone surround, while large windows and sliding glass doors bring in plenty of natural light. Step directly outside onto the expansive south-west facing balcony, offering plenty of room to relax, entertain or enjoy the sunshine among the surrounding mature trees. Overlooking the living area, the dining space connects seamlessly with the kitchen, where ample cabinetry and counter space provide plenty of everyday functionality. A convenient 2-piece bathroom completes this level. The upper floor offers two bedrooms plus a flexible den, along with a full 4-piece bathroom. The spacious primary bedroom features a large closet, while the second bedroom provides comfortable additional space. The den is ideally suited for a home office, study or other flexible use, adding versatility to the layout. Perfectly positioned within walking distance of downtown and close to Bridgeland’s popular restaurants, cafés, shops, parks and pathways, the home also offers quick connections to Memorial Drive, Edmonton Trail, Centre Street and transit. With its desirable inner-city location, exceptionally low condo fees, two-car parking, generous outdoor space and flexible floor plan, this property is equally appealing as a comfortable place to call home or a smart addition to an investment portfolio.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350581
Bedrooms	2
Bathrooms	2
Year Built	1975
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse
Total Living Area:	1,242.56 sq. ft.
Main Level Finished Area:	487.23 sq. ft.
Upper Level Finished Area:	504.69 sq. ft.
Condo Fee:	$238.24
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1975 (Age: 51)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7710421
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Stucco, Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room, Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Bridgeland/Riverside
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Bookcase (Den)
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Living Room · 17'4" × 11'7" ·
Main Floor	Kitchen · 9'11" × 9'6" ·

Main Floor	Dining Room · 10'4" × 4' ·
Upper Level	Bedroom - Primary · 13'3" × 8'11" ·
Upper Level	Bedroom · 11' × 8' ·
Upper Level	Den · 9'3" × 9' ·
Lower Level	Laundry · 11' × 5'11" ·
Lower Level	Furnace/Utility Room · 5'11" × 4'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Wood Counters
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Cul-De-Sac, Level
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d111
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/16-643-4-avenue-ne-calgary-a2350581/

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Data was last updated November 23, 2026 at 06:05 AM (UTC)

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