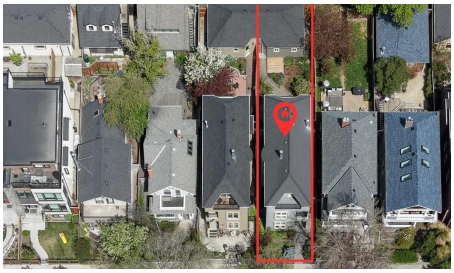
# 216 4 Avenue NE

Calgary | Active | MLS® A2349690

**$1,145,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **3** | **1985** | **1,987.2 sq. ft.** |

## Your next move starts with a conversation.

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

Listed by CIR Realty

# A closer look

Architectural distinction meets refined inner-city living in this exceptional Crescent Heights residence with a spectacular three-storey glass-block feature wall. Designed for those who appreciate individuality, natural light and an elevated sense of space, this remarkable home offers a sophisticated backdrop for both everyday living and entertaining. A dramatic multi-level interior is defined by expansive windows, striking architectural details and an abundance of daylight. Rich hardwood floors anchor the main living spaces, while the updated kitchen pairs contemporary finishes with quality appliances and a generous island designed for casual gathering. Thoughtful glass-block detailing adds a distinctive design element throughout the home. The flexible residence offers three bedrooms, a spacious family room and beautifully appointed principal quarters featuring a walk-in closet and private 4-piece ensuite. Two secluded balconies create additional opportunities to take in the surrounding downtown city views and enjoy Calgary's changing seasons from above. The partially developed lower level extends the home's versatility with an additional bedroom or executive office, dedicated laundry and an impressive amount of storage. Outside, the grounds have been thoughtfully curated as a private garden sanctuary, featuring mature landscaping, abundant perennials, a tranquil water feature and beautifully integrated wood and brick pathways. A detached double garage and 50 amp GFI service provide exceptional practicality, with the infrastructure already in place for a future hot tub or EV charging. Positioned moments from Mount Pleasant Tennis Club and Rotary Park, the off-leash dog park, close to downtown and Prince’s Island Park, this is an extraordinary opportunity to experience an established inner-city lifestyle surrounded by mature greenery and exceptional amenities. A truly sophisticated and highly individual offering for the discerning buyer.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2349690 |
| **Bedrooms** | 4 |
| **Bathrooms** | 3 |
| **Year Built** | 1985 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |

| | |
|---|---|
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 3 (or more) Storey |
| **Total Living Area:** | 1,987.2 sq. ft. |
| **Main Level Finished Area:** | 750.1 sq. ft. |
| **Upper Level Finished Area:** | 1,237.1 sq. ft. |
| **Below Grade Finished Area:** | 731.5 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 3,003 sq. ft. |
| **Lot Frontage:** | 25' |
| **Front Exposure:** | South |
| **Levels:** | Three Or More |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1985 (Age: 41) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 1332N |
| **Heating:** | Central, Natural Gas |
| **Basement:** | Full, Partially Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Wood Frame |
| **Structure Type:** | House |

| | |
|---|---|
| **Roof:** | Asphalt |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Brick Facing, Gas, Gas Log, Living Room |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Alley Access, Double Garage Detached, Garage Door Opener |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Northeast |
| **Community:** | Crescent Heights |
| **Appliances:** | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| **Inclusions:** | Ceiling Fan |
| **Restrictions:** | Restrictive Covenant |
| **Main Floor** | Living Room · 16'4" × 11'3" · |
| **Main Floor** | Dining Room · 11'3" × 10'4" · |
| **Main Floor** | Kitchen · 12'7" × 11'2" · |
| **Main Floor** | Breakfast Nook · 13'3" × 11' · |
| **2nd Floor** | Bedroom - Primary · 16'4" × 11'7" · |
| **2nd Floor** | Family Room · 16'3" × 10'8" · |
| **3rd Floor** | Bedroom · 14'5" × 13'5" · |
| **3rd Floor** | Bedroom · 15'11" × 13'11" · |

| | |
|---|---|
| **Basement** | Bedroom · 12'8" × 10'5" · |
| **Basement** | Storage · 5'4" × 4'5" · |
| **Basement** | Furnace/Utility Room · 33'1" × 15'4" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s) |
| **Exterior Features:** | Garden, Private Yard |
| **Patio And Porch Features:** | Balcony(s), Deck, Front Porch |
| **Lot Features:** | Back Lane, Low Maintenance Landscape |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | R-CG |
| **Listed Date:** | Oct 02, 2026 |

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

https://www.maltiwana.ca/properties/216-4-avenue-ne-calgary-a2349690/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

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