5 402 4 Avenue NE

Calgary | Active | MLS® A2347794

$299,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1979**	**872.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Apollo Realty Advisors

A closer look

OPEN HOUSE Saturday November 21 from 12pm - 2pm Welcome to this bright and inviting top floor, two-storey condo in the heart of Crescent Heights. Offering 2 bedrooms, 1.5 bathrooms, and a unique multi-level layout, this home provides a functional floor plan with the living spaces on the main level and the bedrooms privately situated upstairs. Its south-facing exposure fills the home with natural light throughout the day. The main level features a spacious living and dining area centered around a fully functional wood-burning fireplace, creating a comfortable place to relax or entertain. From here, step onto the first of two private balconies overlooking a mature tree canopy, offering a quiet outdoor space to enjoy. This lower balcony also includes its own storage closet. The kitchen is conveniently located just off the dining area, while a two-piece bathroom completes the main level. Upstairs features brand new carpet throughout, adding a fresh update to the home. The primary bedroom offers direct access to the second south-facing balcony, where you'll enjoy views of the downtown skyline through the surrounding trees. This second balcony also includes a storage closet for even more convenience. The upper level is completed with a second bedroom, a full four-piece bathroom, and in suite laundry. The home also comes with a covered parking stall and an additional dedicated storage locker in the building, providing plenty of space for seasonal items, bikes, and extra belongings. The building is equipped with a new intercom system for keyless entry and added security. Residents also have access to a shared rooftop patio with panoramic views of the surrounding city skyline; an ideal place to relax, entertain, or take in Calgary's fireworks and summer evenings. Located just minutes from downtown, this home is within walking distance of Rotary Park, playgrounds, the boardwalk and river pathways, neighbourhood cafés, restaurants, and transit, making it easy to enjoy everything Crescent Heights has to offer while remaining connected to the city's core.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347794
Bedrooms	2
Bathrooms	2
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-Multi Level Unit
Total Living Area:	872.2 sq. ft.
Condo Fee:	$665.33
Condo Fee Includes:	Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South, Southwest
Floor Location:	Top
Entry Level:	3
Stories Total:	4
Levels:	Multi Level Unit
End Unit:	End Unit, No One Above
Total Rooms Above Grade:	5
Year built:	1979 (Age: 47)
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:	7911055
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stucco, Wood Siding

Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Tile
Cooling:	Window Unit(s)
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Covered, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Crescent Heights
Amenities:	Roof Deck
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 9' × 7'10" ·
Main Floor	Kitchen · 9'8" × 8'8" ·
Main Floor	Living Room · 14'6" × 12'2" ·
Upper Level	Bedroom · 10' × 7'9" ·
Upper Level	Bedroom - Primary · 14'7" × 13'6" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5-402-4-avenue-ne-calgary-a2347794/

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