

\$348,000 - 304, 1606 4 Street Nw, Calgary

MLS® #A2266512

\$348,000

2 Bedroom, 2.00 Bathroom, 983 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

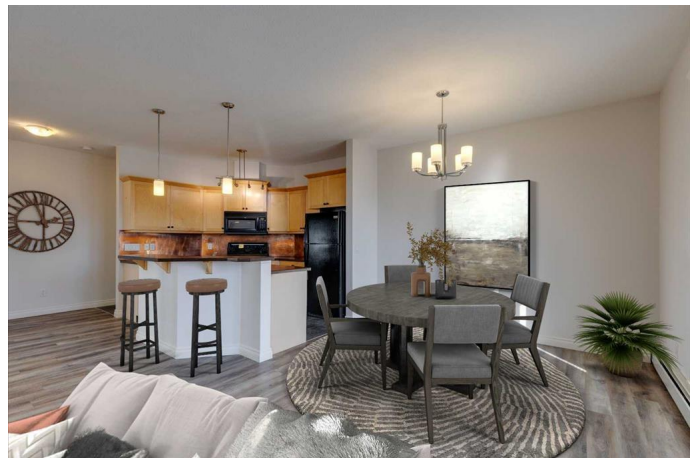
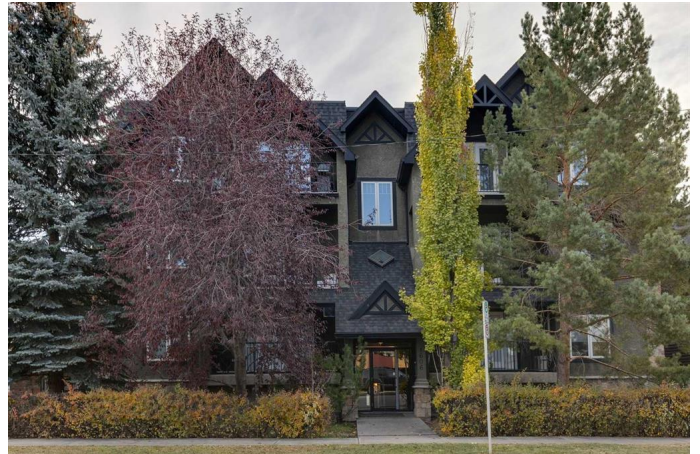
Crescent Heights - #304, 1606 4 Street NW: Walk to downtown from this TOP FLOOR CORNER CONDO in Crescent Pointe, located in the highly desirable community of Crescent Heights. This freshly painted, turn-key unit offers 983 sqft. of bright, open living space with laminate flooring throughout, 2 bedrooms, 2 full bathrooms, and titled underground parking with a storage locker. The spacious layout features a central kitchen with a breakfast bar that seats four, an adjoining dining area with access to a covered balcony with a BBQ gas line, and a bright living room with a cozy corner gas fireplace with mantle. The primary bedroom includes a walk-in closet and a 4-piece ensuite with a separate shower with rain shower head and a soaker tub. You will also find a second bedroom with French doors which could double as a den and a 4 pc main bathroom. Additional features include in-suite laundry, a wide parking stall, a storage locker, and visitor parking. This well-maintained building is located with easy access to Deerfoot and Crowchild Trails, minutes to downtown, near SAIT, the Bow River, parks, playgrounds, and schools. Shows well - call today for more information!

Built in 2004

Essential Information

MLS® # A2266512

Price \$348,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	983
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	304, 1606 4 Street Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2Y9

Amenities

Amenities	Parking, Secured Parking, Storage, Trash, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle

Construction Stone, Stucco

Additional Information

Date Listed October 28th, 2025
Days on Market 24
Zoning M-C1 d142

Listing Details

Listing Office CIR Realty

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