



\$ 280,000.00

## 304 4944 8 AVENUE SW CALGARY

<https://paulbrinton.com>

New Improved Pricing TOP FLOOR condo perfectly located within walking distance of the C-Train and Edworthy Park. This 2 bed/2 bath home has been fully updated. As you enter this bright & large home you are greeted with rich hardwood floors & impressive FLOOR-TO-CEILING windows. The ENTERTAINERS kitchen has all...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, Low-Rise(1-4)

**MLS ® #:** A1140924

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 1992

**Parking:** Assigned, Parkade, Stall

**Post Updated:** 2021-11-19 17:10:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/18/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Fireplace Features:** Gas

**Exterior Features:** None

**Cooling:** None

**Roof Type:** Asphalt Shingle

**Fireplace:** 1

**Association Amenities:**  
Elevator(s),Recreation Room

**Community Features:** Schools  
Nearby,Playground,Shopping Nearby

**District:** CAL Zone W

**Interior Features:** Breakfast Bar,Open  
Floorplan,Walk-In Closet(s)

**Heating Type:** In Floor,Natural Gas

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** M-C1 d102

**List Price Square Foot:** \$ 290.16

**Photo Count:** 21



**Laundry features:** In Unit, Laundry Room

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Exposure:** S

**Unit Number:** 304

**Construction Materials:** Stucco,Wood  
Frame

**Suite:** No

**Appliances:** Dishwasher,Dryer,Electric  
Stove,Microwave Hood  
Fan,Refrigerator,Washer

**Living Area SF:** 965.00

**Subdivision Name:** Westgate

**Structure Type:** Low Rise (2-4 stories)

**Restrictions:** Pet Restrictions or Board  
approval Required

