$325,000 - 205, 350 4 Avenue Ne, Calgary

MLS® #A2229817

$325,000

2 Bedroom, 2.00 Bathroom, 938 sqft
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to Regal Ridge, where city living meets comfort and convenience. This bright and beautifully maintained 2-bedroom, 2-bathroom corner unit is tucked away on the quiet south side of the building—offering rare privacy, all-day sunshine, and one of the best balconies in the complex. Step inside to a warm, open-concept layout with rich HARDWOOD flooring, a cozy corner GAS FIREPLACE, and tall windows that fill the space with natural light. The modern kitchen is a chef's delight, complete with sleek GRANITE COUNTERS, STAINLESS STEEL APPLIANCES, a built-in wine rack, and generous cabinet space. The spacious living room flows seamlessly to the sunny, PRIVATE BALCONY—perfect for your morning coffee, container gardening, or winding down at the end of the day. With no neighbouring units on either side, it's an unexpectedly serene city retreat. Both bedrooms offer excellent proportions and ample closet space. The primary suite features a charming window nook and a private ensuite bathroom with a WALK-in-SHOWER. The second bathroom includes a deep SOAKER TUB, ideal for relaxing after a long day. Granite surfaces extend through both bathrooms for a consistent, high-end feel. Additional conveniences include IN-SUITE LAUNDRY, UNDERGROUND PARKING, and a separate STORAGE LOCKER. The building itself is concrete construction for better sound insulation and includes a spectacular

ROOFTOP PATIO with BBQ(s)â€"offering 180-degree views of downtown Calgary and the Rocky Mountains. Itâ€™s the ultimate hangout for sunny afternoons and evening get-togethers. Located in the highly walkable and vibrant community of Crescent Heights, youâ€™re just minutes from the Bow River pathways, Rotary Park, downtown core, and an array of local shops, cafÃ©s, and restaurants. This move-in ready home is a rare opportunity for anyone looking to enjoy the best of urban living in a quiet, established neighborhood.

Built in 1980

Essential Information

MLS® #	A2229817
Price	$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	205, 350 4 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0J5

Amenities

Amenities	Elevator(s), Garbage Chute, Roof Deck, Secured Parking, Storage

Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, See Remarks
# of Stories	4

Exterior

Exterior Features	Balcony, Other, Outdoor Grill
Roof	Flat
Construction	Brick, Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	10
Zoning	M-C1

Listing Details

Listing Office	Royal LePage Benchmark