

\$488,000 - 100, 808 4 Avenue Nw, Calgary

MLS® #A2248937

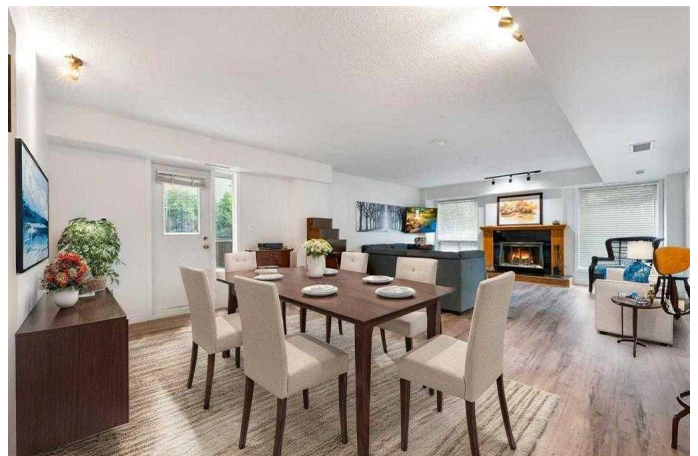
\$488,000

2 Bedroom, 2.00 Bathroom, 1,283 sqft
Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Amazing outdoor space in this exceptional condo â€” a true backyard oasis in the heart of the city! Located in the highly desirable community of Sunnyside, just minutes from downtown, the river, walking and bike paths, shops, restaurants, and all amenities. Youâ€™re also just steps away from the LRT station and beautiful Riley Park, offering the perfect blend of convenience and lifestyle. This spacious and beautifully maintained apartment features a bright, open floor plan with large windows that fill the home with natural light. The custom kitchen is complete with rich cherry cabinets, granite countertops, a large center island, and a raised eating bar. Patio doors lead directly from the kitchen to a private outdoor area that truly sets this home apart. The inviting living room features a central wood-burning gas fireplace and a second set of patio doors opening onto a massive west-facing covered patio with BBQ hookupâ€”ideal for entertaining or relaxing. A third set of patio doors from the dining area opens to a sunny, south-facing deck, offering yet another outdoor retreat. What makes this property truly rare is the expansive outdoor living space â€” itâ€™s like having your own private backyard oasis with room to garden, entertain, or simply unwind. This kind of multi-directional, private outdoor space is nearly unheard of in condo living and must be seen to be fully appreciated.

Inside, youâ€™ll find two generously sized bedrooms, a full bathroom, a convenient half



bath, and in-suite laundry. Additional features include underground parking, a separate storage unit, and wheelchair access, making it ideal for those seeking single-level living, downsizing, or needing mobility-friendly design.

This is a rare opportunity in one of Calgary’s most sought-after inner-city neighborhoods – an absolute must-see!

Built in 1981

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2248937 |
| Price | \$488,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,283 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 100, 808 4 Avenue Nw |
| Subdivision | Sunnyside |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 0M8 |

Amenities

| | |
|----------------|----------------------|
| Amenities | Parking, Picnic Area |
| Parking Spaces | 1 |
| Parking | Underground |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Mantle, Gas Log |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Other, Private Entrance, Private Yard |
| Roof | Clay Tile |
| Construction | Concrete, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 15th, 2025 |
| Days on Market | 28 |
| Zoning | M-CG d72 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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