

\$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

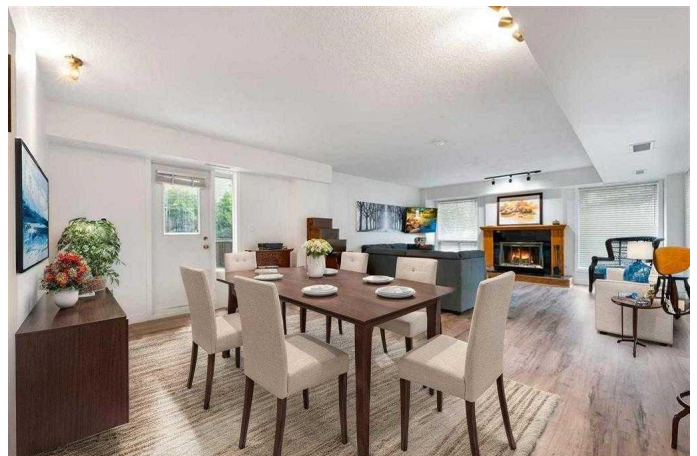
Amazing outdoor space in this exceptional condo – a true backyard oasis in the heart of the city! Located in the highly desirable community of Sunnyside, just minutes from downtown, the river, walking and bike paths, shops, restaurants, and all amenities.

You™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 hookup – 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 – it™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, you™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	Gas Log, Living Room, Mantle
# 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	33
Zoning	M-CG d72

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.