

108A, 7301 4A Street SW
Calgary, Alberta

MLS # A2195356



\$217,500

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	654 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 485
Basement:	None	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: N/A

Welcome home to this cozy, ground level condo with a WOOD BURNING FIREPLACE & IN SUITE LAUNDRY (washer & dryer included). This perfect starter home or investment property is located in the vibrant community of Kingsland - just steps away from restaurants & shopping along Macleod Trail & close to Chinook Centre, bus and C-Train station. This complex has a PROPERTY MANAGER that will manage your investment for you, (for true hands off investment) or you can manage it yourself. This home has one bedroom (large enough to accommodate a king sized bed) and one 4 piece bath. One parking stall included. There is wonderful privacy in this end unit located on the back side of the building with green space behind. An added bonus is the secure storage room off the patio. Generous size living room has a wood burning fireplace and patio doors onto the patio overlooking the green space. The kitchen has full amenities & a lot of storage in the laundry room. Other upgrades include PROFESSIONAL PAINT (just completed) as well as new LUXURY VINYL PLANK FLOORING and baseboards. Great home for anyone just starting out, or looking to downsize, as well as an investment property.