

**205, 707 4 Street NE**  
**Calgary, Alberta**

**MLS # A2207068**



**\$314,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	591 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 336

**Basement:** -

**LLD:** -

**Exterior:** Composite Siding, Wood Frame

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Discover the perfect blend of style and convenience in this beautifully updated 1 bedroom, 1 bathroom condo, freshly PAINTED and in immaculate, move in ready condition! Ideally located just minutes from vibrant BRIDGELAND and downtown Calgary, this home offers an open-concept layout with expansive picture windows that flood the space with natural light. The modern kitchen boasts sleek stainless steel appliances and a high end gas cooktop, seamlessly connecting to the spacious living area which is perfect for relaxing or entertaining. The bedroom features a walk through closet leading to a contemporary 4-piece bathroom where you will also find your washer & dryer. Enjoy the added convenience of underground/heated titled parking, additional assigned storage unit, and a large in unit storage room so whether you are an outdoor enthusiast with bikes/skis or just need additional storage this is definitely the place for you. Residents also have access to two fully equipped fitness centres and a car wash bay. With top tier condo amenities, low condo fees and an unbeatable location, this condo delivers exceptional urban living at its finest.