

206A, 7301 4A Street SW
Calgary, Alberta

MLS # A2209830



\$179,900

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	664 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 485
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry, Storage		

Inclusions: N/A

Investors, downsizers, and first time home owners.. Check it out! This inviting 1 bedroom, + 1 bathroom unit, nestled in the heart of Kingsland is ready for its next owner. Truly the perfect canvas - featuring a large open living and dining area, with a charming wood burning fireplace that adds warmth and character to the living space, complete with a rare feature in these units.. IN-SUITE LAUNDRY! Step outside to the balcony (complete with a storage closet!) to enjoy serene SOUTH-FACING views while savouring the fresh air. The tranquil bedroom offers a peaceful retreat, while the functional kitchen provides essential amenities for everyday cooking, and has a large pantry/storage room. With an assigned parking stall for convenience, this unit offers a serene sanctuary for comfortable living while being just steps away from restaurants & shopping along Macleod Trail & close to Chinook Centre, bus and C-Train station. Everything you could want all for under \$200,000 - come and see for yourself!