

222, 7007 4A Street SW
Calgary, Alberta

MLS # A2210315



\$179,900

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	387 sq.ft.	Age:	1965 (60 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 237
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This charming lower floor one-bedroom studio is nestled in the vibrant community of Kingsland and offers an open-concept living arrangement designed for comfort and functionality. With a low condo fee of just \$237.40/month—which includes heat, gas, and water—this unit is both economical and efficient. Enjoy the convenience of being just steps away from Chinook Centre, the Chinook LRT Station, and a variety of restaurants and shops—all within easy walking distance. Whether you're a first-time buyer or a savvy investor, this is a fantastic opportunity to own rather than rent.