

**110, 7007 4A Street SW
Calgary, Alberta**

MLS # A2244027

\$319,900



Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Separate Entrance, Storage		

Inclusions: n/a

Discover this rare 3-bedroom, 2-bathroom apartment-style condo offering 1,056 sq. ft. of comfortable living space and a fenced yard for your exclusive use. The yard gives this unit a townhome type feel and allows for hosting of guests outdoors or utilizing the outdoor space for your recreational activities. The home has a spacious layout and features sizeable bedrooms, including a primary suite with its own en suite bathroom for convenience, a large living room, a dedicated dining area, and a bright kitchen with updated cabinetry and ample counter space. Enjoy the warmth of plank flooring, updated light fixtures, and large windows that fill the home with natural light. The private entrance adds to the sense of independence, while the storage locker and parking stall ensure convenience. This well-maintained home includes hot water heat and water in the condo fees, making budgeting easy. The amazing yard space offers plenty of room for recreational enjoyment, and as a ground-floor unit, accessibility is a breeze. Situated in the desirable community of Kingsland, you'll love the central location—just minutes to Downtown, Chinook Centre, the C-Train, Glenmore Trail, Macleod Trail, schools, and parks. It's also a short drive to Heritage Park, Glenmore Reservoir, and countless shops and restaurants. If you've been looking for a spacious condo with the rare combination of three bedrooms, two bathrooms, a private yard, and a prime central location, this is the one.