## 120, 707 4 Street NE
## Calgary, Alberta

**MLS # A2258524**
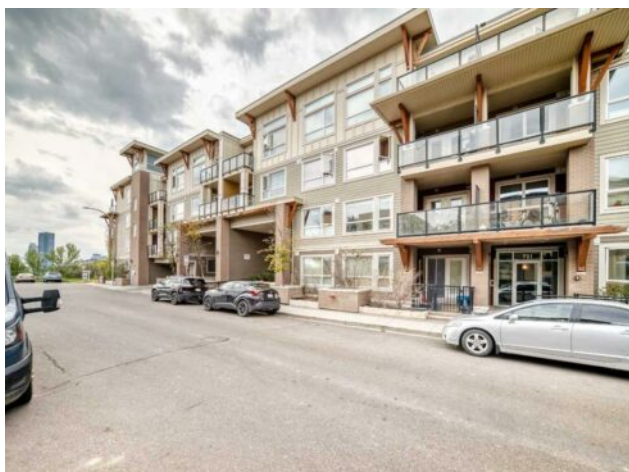


# $309,900

| | |
|---|---|
| **Division:** | Renfrew |
| **Type:** | Residential/Low Rise (2-4 stories) |
| **Style:** | Apartment-Single Level Unit |

| | | | |
|---|---|---|---|
| **Size:** | 592 sq.ft. | **Age:** | 2013 (12 yrs old) |
| **Beds:** | 1 | **Baths:** | 1 |

| | |
|---|---|
| **Garage:** | Garage Door Opener, Heated Garage, Parkade, Underground |
| **Lot Size:** | - |
| **Lot Feat:** | - |

| | | | |
|---|---|---|---|
| **Heating:** | Baseboard, Natural Gas | **Water:** | - |
| **Floors:** | Ceramic Tile, Laminate | **Sewer:** | - |
| **Roof:** | - | **Condo Fee:** | $ 383 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Brick, Composite Siding, Wood Frame | **Zoning:** | M-C2 |
| **Foundation:** | - | **Utilities:** | - |

**Features:** Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage

**Inclusions:** NA

This well-maintained 1-bedroom apartment offers a bright, open, and functional layout designed for modern living. The gourmet kitchen features stainless steel appliances including a built-in oven and gas cooktop, quartz countertops, under-cabinet lighting, a sleek backsplash, and ample cabinetry with a large pantry. The living area boasts 9&rsquo; ceilings and floor-to-ceiling windows that fill the space with natural light and capture city views. The spacious queen-size bedroom includes a walk-through closet leading to the ensuite. Enjoy your private east-facing balcony with a BBQ gas hookup overlooking a quiet street. Building amenities include two fitness centers, a bike storage room, car wash bay, dog wash station, visitor parking, and a beautifully landscaped courtyard with seating areas. This unit comes complete with a titled underground parking stall, an assigned storage locker, in-suite laundry, and extra storage space. Located within walking distance to restaurants, caf&eacute;s, shops, the downtown core, public transit, and river pathways&mdash;this home is perfect for professionals seeking a convenient urban lifestyle!