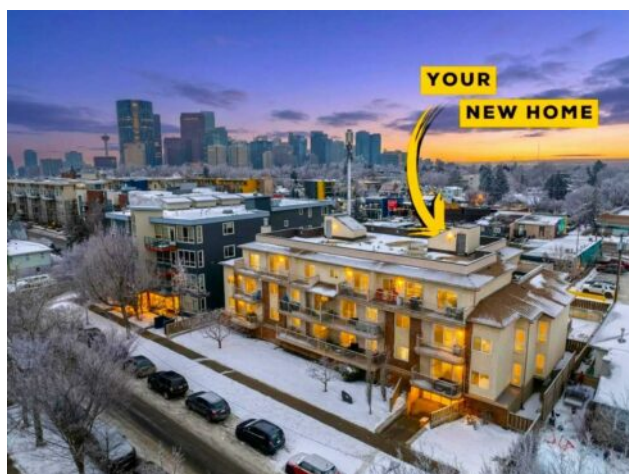


204, 809 4 Street NE  
Calgary, Alberta

MLS # A2276971



## \$250,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	706 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: NA

Situated in the established inner city community of Renfrew, this two bedroom condo offers a walkable lifestyle with quick access to downtown, Bridgeland, and the Bow River pathway system. The area is known for its mix of quiet residential streets and close proximity to cafes, restaurants, parks, tennis courts, and major transit routes along Edmonton Trail. Downtown is easily reached by foot, bike, or transit, making this location attractive for both daily living and long term rental demand. The unit offers over 700 square feet of well planned living space with a bright west facing exposure and downtown views. A full length balcony spans the width of the unit, creating a generous outdoor space that captures afternoon and evening sun. The kitchen features dual sinks, ample counter space, and a practical layout for everyday use. Two well sized bedrooms and a full bathroom provide flexibility for a variety of living arrangements. The bathroom has been updated, and the unit includes in suite laundry with an updated washer and dryer along with in suite storage. An assigned storage locker located outside of the unit adds additional convenience, and the property also includes covered parking. As rental demand remains strong and vacancy stays low in inner city areas such as Renfrew, this is an affordable option for a first time buyer or an investor seeking a well located condo that continues to rent easily.