

202B, 7301 4A Street SW  
Calgary, Alberta

MLS # A2279807



# \$184,900

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	656 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 475
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d86
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

Welcome to this inviting second-floor one-bedroom condo where a rare wood-burning fireplace sets the tone for warmth, charm, and relaxation &mdash; a feature that brings personality you won't find in most apartment-style units. The spacious open-concept living and dining area is bright and welcoming, leading to a private balcony with peaceful views and a convenient outdoor storage cabinet perfect for seasonal items. The well-designed kitchen offers ample cabinetry, plus a generous in-suite pantry/storage room with laundry hookups, giving you the flexibility to install your own washer and dryer. For added convenience, the building also features a shared laundry room, making wash-day easy while you plan future upgrades. A valuable bonus: this home includes an assigned parking stall, ensuring you always have a dedicated space &mdash; a major benefit in this highly walkable SW neighbourhood. Located in the established community of Kingsland, you're just steps from caf&eacute;s, shopping, and dining along Macleod Trail, and only minutes from Chinook Centre, public transit, and the C-Train for quick access around the city. Whether you're a first-time buyer seeking affordability, an investor looking for a high-demand rental location, or someone wanting to downsize into a quiet, well-connected community &mdash; this second-floor home offers exceptional value, everyday convenience, and cozy character in one of SW Calgary's most accessible neighbourhoods.