

202B, 7301 4A Street SW  
Calgary, Alberta

MLS # A2279807



**\$184,900**

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

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 475
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d86
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		
<b>Inclusions:</b>	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 — 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 — a major benefit in this highly walkable SW neighbourhood. Located in the established community of Kingsland, you're just steps from cafés, 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 — this second-floor home offers exceptional value, everyday convenience, and cozy character in one of SW Calgary's most accessible neighbourhoods.