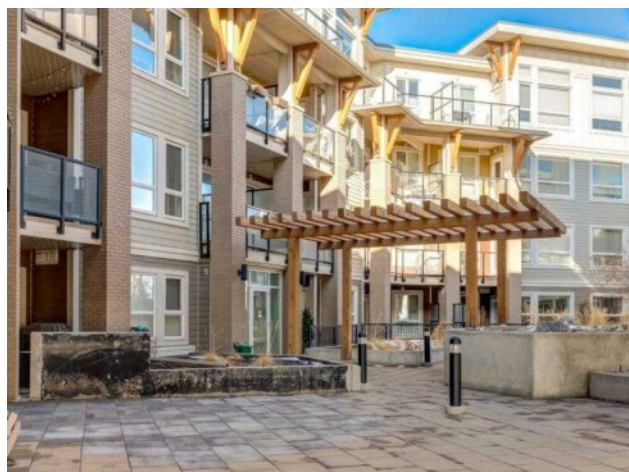


**301, 707 4 Street NE  
Calgary, Alberta**

**MLS # A2284308**



# \$385,000

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 495
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage		

**Inclusions:** nil

Step into this 2 bedroom and 2-bathroom corner-unit home and you will be greeted by a spacious kitchen with classic penny-round backsplash and quartz countertops, maple cupboards, stainless appliances including a built-in oven, and a countertop gas stove. A huge quartz peninsula has enough counter space to sit 3 people. Nine foot ceilings and large windows create an extra roomy feel. Windows blanket both the North and East sides of this unit. The North & East patio has a gas hookup to take care of your BBQing needs. The master bedroom has a luxurious ensuite with a 6' x 8' glass shower and a walk-in closet. The second bedroom is more than generous with ample storage and a 4-piece bathroom is just off the entrance to the unit. Apartment style in-suite laundry facilities enable you to take care of all your laundry needs. This unit also has a storage locker and a tandem parking stall for 2 vehicles. This desirable condo complex features a pet-wash, a car wash, 2 gyms, a bike storage room, visitor parking and a beautiful courtyard. The condo has very reasonable condo fees. Conveniently located near restaurants and shopping and minutes to downtown. This condo has a perfect balance for size and lifestyle for the inner-city dweller. This is a pet friendly building. NOTE: Vacant & easy to show. CREB LOBBYBOX at the front entrance of building 707 provides access to the building. Condo entrance lockbox on the unit door.