

301, 707 4 Street NE
Calgary, Alberta

MLS # A2284308

\$385,000



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|------------------|------------------------------------|---------------|-------------------|
| Division: | Renfrew | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 751 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Flat | Condo Fee: | \$ 495 |
| Basement: | - | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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 barbecue needs. The master bedroom has a luxurious ensuite with a 3' x 8' glass shower and a walk-in closet. The second bedroom is more than generous with ample storage and a 2'nd 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.