

102, 707 4 Street NE  
Calgary, Alberta

MLS # A2243589

\$439,900

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Renfrew                                                                    |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                                         |        |                   |
| Style:    | Apartment-Single Level Unit                                                |        |                   |
| Size:     | 937 sq.ft.                                                                 | Age:   | 2013 (12 yrs old) |
| Beds:     | 2                                                                          | Baths: | 2                 |
| Garage:   | Assigned, Covered, Garage Door Opener, Gated, Secured, Tandem, Underground |        |                   |
| Lot Size: | -                                                                          |        |                   |
| Lot Feat: | -                                                                          |        |                   |

|             |                                     |            |              |
|-------------|-------------------------------------|------------|--------------|
| Heating:    | Hot Water, Natural Gas              | Water:     | Public       |
| Floors:     | Laminate                            | Sewer:     | Public Sewer |
| Roof:       | Tar/Gravel                          | Condo Fee: | \$ 525       |
| Basement:   | None                                | LLD:       | -            |
| Exterior:   | Composite Siding, Stone, Wood Frame | Zoning:    | M-C2         |
| Foundation: | Poured Concrete                     | Utilities: | -            |
| Features:   | High Ceilings, Quartz Counters      |            |              |

Inclusions: Wall built in Air Conditioners

Stylish Walk-Out Corner Unit in Renfrew &ndash; One of the Largest Floor Plans in the Building Welcome to this bright, open-concept walk-out unit in one of Renfrew's most stylish and sought-after buildings. Offering two bedrooms, two full bathrooms, and a den, this spacious layout is one of the largest in the complex, perfect for professionals, small families, or downsizers seeking inner-city living without compromise. Step into a sun-filled, open-plan living space featuring a massive living room, designated dining area, and eating bar&mdash;perfect for both daily comfort and entertaining. The chef-inspired kitchen boasts upgraded cabinets, granite countertops, under-cabinet lighting, plenty of storage, and a full stainless steel appliance package including a gas cooktop, built-in oven, brand-new fridge and dishwasher (still wrapped), and microwave with hood fan. You'll love the fantastic entryway, in-suite laundry, and built-in A/C for year-round comfort. Enjoy heated underground parking (titled stall), conveniently located close to your unit for easy access. Situated on the quiet ground floor with walk-out patio, this unit offers the perfect blend of privacy and connection, with natural light pouring in from oversized windows. All this just minutes to downtown, and within walking distance of Renfrew's tree-lined streets, restaurants, schools, parks, bike paths, and recreation centres. Don't miss this rare opportunity to own a turn-key, air-conditioned home in one of Calgary's most connected and charming inner-city communities. Book your private showing today!