

7, 4907 8 Street SW  
Calgary, Alberta

MLS # A2197732

\$549,900

Division:	Britannia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,149 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,091
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** All unattached goods are sold as-is where-is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith. As per Schedule "A"

Spacious 2 bedroom , 2 bathroom ground floor, end unit in a quiet, exclusive building within the prestigious community of Britannia. A large foyer with dual closets effortlessly tucks away jackets, shoes and bags. The elegant living room with crown molding invites relaxation in front of the gas fireplace. Large patio sliders stream in natural light and provide access to the private patio encouraging casual barbeques and time spent unwinding. A large dining area allows you entertain easily. Clear sightlines into the white, neutral kitchen promote unobstructed conversations. The primary bedroom is exceedingly large with a custom walk-in closet and a 5-piece ensuite for ultimate luxury! French doors open to reveal the large den for a tucked away work or hobby space or even use as a guest room thanks to the close proximity to the 4-piece bathroom. In-suite laundry, underground parking and a separate storage room further add to your comfort and convenience. This well-maintained home is outstandingly located within walking distance to exceptional amenities including Sunterra Market, Village Ice Cream, Grumans Delicatessen, Lina's Italian Mercato, Browns Social House, the Calgary Golf and Country Club and the tranquil Elbow River. Book a showing to see for yourself!