

310, 8200 4 Street NE  
Calgary, Alberta

MLS # A2206915

\$325,000

Division:	Beddington Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	893 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Blinds

Welcome to The Treo in Beddington &ndash; a beautifully maintained top-floor unit offering comfort, convenience, and style. This bright and airy 2-bedroom, 2-bathroom home features a thoughtfully designed layout with updated LVP flooring throughout and an abundance of natural light streaming in through large windows. You will love the gorgeous kitchen with sleek quartz countertops &ndash; perfect for both cooking and entertaining. The spacious living area opens onto a large east-facing balcony, ideal for enjoying your morning coffee or soaking up the sun. Additional features include in-suite laundry, plenty of storage, and a separate storage unit for your extras. Your vehicle will stay warm all winter in the titled assigned parking stall in the heated underground garage. Condo fees include gas, heat, and water, making for easy budgeting and peace of mind. All of this in an unbeatable location &ndash; close to every amenity you could need, from shopping and dining to parks and transit. Whether you are a first-time buyer, downsizer, or investor, this stunning unit checks all the boxes!