

312, 707 4 Street NE
Calgary, Alberta
MLS # A2222752

\$339,900

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	639 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant
Floors:	Carpet, Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Composite Siding, Stone, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 427
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Fantastic location with incredible downtown views! This 1 bedroom, 1 bathroom unit is beautifully appointed with 9 foot ceilings, triple pane windows, modern feature walls and wide plank laminate flooring as well as chic lighting. You will love the kitchen that is well equipped with a breakfast bar, quartz counter tops, undercabinet lighting and stainless steel appliances including a gas stove. The dining and living room enjoy wall to wall windows to take in the view and give access to the private balcony with gas line for your bbq. A generously scaled bedroom with ample closet space, a 4 piece bathroom and insuite laundry complete this unit. Don't overlook the titled underground parking stall, assigned storage locker, bike parking, car and pet wash station and fitness room. Ideally located close to shops, restaurants, and parks, with the Bow River pathway just a short walk away. With easy access to downtown by foot, bike, scooter, car or transit making commuting or getting around a breeze. Book your showing today!