# \$462,500 - 214, 707 4 Street Ne, Calgary

MLS® #A2223808

### \$462,500

2 Bedroom, 2.00 Bathroom, 1,065 sqft Residential on 0.00 Acres

Renfrew, Calgary, Alberta

\*\*\*\*OPEN HOUSE SATURDAY 14 JUNE 2PM TO 4PM\*\*\*\* WELL-MAINTAINED 2 BED + DEN / 2 BATH / 1065 SQ.FT UNIT with TITLED UNDERGROUND PARKING and STORAGE LOCKER! This PET-FRIENDLY building features fantastic amenities including a CAR WASH, PET WASH, and a fully equipped FITNESS CENTRE.\*\*\*

Located in the WALKABLE, TRENDY NEIGHBOURHOOD of Renfrew, right on the edge of Bridgeland, this spacious apartment is ideal for professionals, empty nesters, or anyone wanting to live close to Downtown.\*\*\*

Inside, you'll appreciate the 9 FT CEILINGS and DOWNTOWN VIEWS. The open-concept layout features a generous kitchen with premium KITCHENAID STAINLESS STEEL APPLIANCES, a GAS COOKTOP, QUARTZ COUNTERS, pot drawers, under-cabinet lighting, a striking penny tile backsplash, and a MASSIVE BREAKFAST BARâ€"perfect for entertaining. The dining area easily accommodates a large table and flows into the BRIGHT LIVING ROOM, which opens to a southwest-facing balcony with a GAS LINE for BBQsâ€"ideal for enjoying ever-changing city views and evening sunsets.

The primary bedroom offers a walk-through closet and a private 3-PC ENSUITE with an oversized shower. The second bedroom is also generously sizedâ€"great for guests.







Elegant French doors lead from the dining area to a versatile DENâ€"perfect for a home office, TV room, gym, or even a spare bedroom. A laundry closet with stacked washer and dryer, a full main bathroom, and a roomy entry/coat closet complete the unit.\*\*\*

The building is well-built with TRIPLE PANE WINDOWS and durable FIBRE CEMENT SIDING, and the monthly condo fees include all utilities except electricity.

All this just steps to shops, restaurants, parks, and the Bow River pathway. With quick access to downtown by foot, bike, scooter, car, or transit, commuting is a breeze!

Schedule a showing with your favourite Realtor and see why this could be the smart move you've been waiting for!

Built in 2013

### **Essential Information**

MLS® # A2223808 Price \$462,500

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 1,065
Acres 0.00
Year Built 2013

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 214, 707 4 Street Ne

Subdivision Renfrew City Calgary

County Calgary
Province Alberta
Postal Code T2E 3S7

#### **Amenities**

Amenities Car Wash, Elevator(s), Fitness Center, Parking, Storage, Visitor Parking

Parking Spaces 1

Parking Titled, Underground

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), French Door, Open Floorplan, Quartz

Counters, Vinyl Windows

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan,

Refrigerator, Washer, Window Coverings

Heating Baseboard, Radiant

Cooling None

# of Stories 4

**Exterior** 

Exterior Features Balcony, Courtyard

Roof Membrane

Construction Brick, Cement Fiber Board, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 26

Zoning M-C2

### **Listing Details**

Listing Office 2% Realty

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