30, 712 4 Street NE
Calgary, Alberta

MLS # A2214262

$257,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	**Age:**	1981 (44 yrs old)
Beds:	2	**Baths:**	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard	**Water:**	-
Floors:	Hardwood	**Sewer:**	-
Roof:	Flat	**Condo Fee:**	$ 739
Basement:	None	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/A

30 MIN WALK TO DOWNTOWN | PRIVATE ENTRANCE | UNDERGROUND PARKING — Welcome to Unit 30 at 712 4 Street NE, a 2-bedroom, 1-bath condo in the heart of Renfrew that offers the privacy of a townhouse with the convenience of inner-city living. Tucked inside a SECURE GATE, this bright and inviting unit features an open-concept layout with large windows that fill the living and dining areas with natural light. The kitchen boasts maple cabinetry, generous counter space, an EATING BAR FOR TWO, and a dining area that’s perfect for everyday meals or entertaining. Step outside to your private BALCONY—ideal for sipping your morning coffee or relaxing after a long day. The spacious primary bedroom features double closets, while the second bedroom is perfect for family, guests or home office. You’ll also appreciate the full 4-piece bathroom, IN-SUITE LAUNDRY, secure UNDERGROUND PARKING, and a separate STORAGE LOCKER. Pet-friendly complex. Just minutes from the shops and restaurants of Edmonton Trail and only a 10-minute WALK TO BRIDGELAND'S LOCAL GEMS like Una Pizza, Village Ice Cream, OEB Breakfast Co., and Bridgeland Market. You’re also a quick 15-minute walk to Calgary’s scenic BOW RIVER PATHWAY system. Easy access to Deerfoot Trail and Memorial Drive makes commuting and daily errands effortless. Offering the perfect balance of privacy, location, and lifestyle, this is your OPPORTUNITY TO OWN in one of Calgary’s most walkable and connected neighbourhoods. DON'T MISS OUT!