



**GRASSROOTS**  
REALTY GROUP

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**330, 707 4 Street NE**  
**Calgary, Alberta**

**MLS # A2215177**



**\$325,900**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	591 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the desirable "NEXT" complex sitting on top of Bridgeland hill. This well maintained 1 bedroom apartment unit boasts a very open and functional floor plan, laminate flooring throughout, gourmet kitchen with stainless steel appliances including a built-in oven and gas stove features quartz countertops, under cabinet lighting, sleek backsplash and plenty of cupboards plus large pantry. Living area offers soaring 9' ceilings and floor to ceiling windows that bring in tons of natural sunlight and city view. Spacious queen size master bedroom features a walk-through closet to the en-suite. Private and sunny east-facing balcony with BBQ gas hook-up facing the quiet street. Two fantastic gyms, bike storage room, car wash bay, dog wash station, visit parking and beautiful courtyard with benches! This unit comes with a titled underground parking stall, an assigned storage locker, in-suite storage and laundry room. Walking distance to restaurants, cafes, stores, downtown core, public transportation and river pathways. Perfect for downtown professionals who are seeking convenient urban lifestyle! Don't miss this opportunity!