



GRASSROOTS
REALTY GROUP

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406, 707 4 Street NE
Calgary, Alberta

MLS # A2217802



\$339,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Public Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Enjoy incredible city views with sunny southwest exposure in the highly sought-after NEXT Condominium. This top-floor, 1-bedroom, 1-bathroom unit provides close to 600 square feet of living space with 13-foot ceilings in the living area and ample windows, allowing for abundant natural light throughout the day. The open-concept layout includes quartz countertops, stainless steel appliances, a gas cooktop, and a large island overlooking the living room, designed for efficient use of space and easy entertaining. The master bedroom features a 4-piece ensuite, a walk-through closet, and in-suite laundry. Additional features include a gas line for a barbecue, a chandelier in the dining area and master bedroom, a cozy den suitable for an office, in-unit storage, an assigned storage locker, and titled parking. NEXT offers a range of amenities, including a fitness center, underground visitor parking, bike storage, car and pet wash, a sheltered courtyard, and a garden area. This pet-friendly complex (with approval) is located just steps from Bridgeland's amenities, including restaurants, cafes, bars, and shopping, and is minutes from the downtown core. 2025 City Assessment Value is \$357,500(Unit \$347,500 & Parking stall \$10,000). Please click the Virtual Tours for more details!