



**GRASSROOTS**  
REALTY GROUP

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106A, 7301 4A Street SW  
Calgary, Alberta

MLS # A2232514



**\$189,900**

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	650 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Brick, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Pantry, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 485

**LLD:** -

**Zoning:** M-C1 d86

**Utilities:** -

**Inclusions:** None

End unit apartment on the main floor with patio doors onto patio and facing the treed corridor. South facing unit for lots of natural light. Spacious, open layout with large primary bedroom big enough for a king sized bed! Cozy, wood-burning fireplace in the living room. Spacious pantry/storage room off kitchen with laundry hook ups, plus coin operated laundry available on the 2nd floor of the building. Upgraded vinyl plank flooring throughout. Good storage inside the unit plus extra locked storage room off balcony. Great investment property for the investor desiring "hands off" investment with voluntary participation in the existing rental pool program and let the property management company handle all of the day to day property management details. Terrific tenants already in place who would like to stay. Alternatively, self management is available if preferred. This also represents a great opportunity for first time buyers where mortgage payments are less than rent, even with only 5% down payment! Located in central Kingsland area with close proximity to Chinook Centre, LRT, and the shopping and many restaurants located along Macleod Trail. Call your favourite realtor to arrange your private viewing today.