



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

108, 8200 4 Street NE
Calgary, Alberta

MLS # A2240496



\$274,900

Division:	Beddington Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	896 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-C1 d96
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Soaking Tub		

Inclusions: N/A

Welcome to the perfect blend of comfort, style, and smart living! This spacious 895 sq ft ground-floor unit is ideal for couples, roommates, or savvy investors. With 2 generously sized bedrooms and 2 full bathrooms, the thoughtful layout offers privacy and functionality — perfect for shared living. The open-concept living room and kitchen is designed for modern lifestyles, featuring large windows, a cozy fireplace, and seamless flow for both entertaining and relaxing. The kitchen boasts maple cabinetry, a generous in-unit pantry/storage space, and there’s a stacked washer/dryer for everyday ease. Enjoy luxury vinyl plank flooring throughout — no carpet here! Clean, durable, and stylish. The primary bedroom includes two separate closets and a private ensuite with a soaking tub — your personal retreat at the end of the day. This unit is tucked into a quiet, private location within the complex, with all the perks of main floor living: no stairs, easy access, and a patio that opens onto green space. You’ll also love the titled, heated underground parking stall with a storage locker just behind it. The secure, well-maintained building features an elevator, ample visitor parking, and is cat-friendly with board approval (sorry, no dogs). You’re minutes from shopping, schools, transit, and major routes — everything you need is close at hand. Condo fees include all utilities except electricity. Possession is negotiable. Whether you're buying your first home, sharing with a roommate, or looking for a great investment — this one delivers lifestyle, location, and long-term value. ***Check out the video: <https://player.vimeo.com/video/1101943138>