



**GRASSROOTS**  
REALTY GROUP

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214, 707 4 Street NE  
Calgary, Alberta

MLS # A2241422



**\$450,000**

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,065 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 672
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

\*\*\*OPEN HOUSE SUNDAY 12PM TO 2PM\*\*\* Offering incredible bang for your buck. A spacious 2 BED + DEN / 2 BATH / 1065 SQ.FT UNIT with TITLED UNDERGROUND PARKING and STORAGE LOCKER! This PET-FRIENDLY building features fantastic amenities including a CAR WASH, PET WASH, and a fully equipped FITNESS CENTRE.\*\*\* Located in the WALKABLE, TRENDY NEIGHBOURHOOD of Renfrew, right on the edge of Bridgeland, this spacious apartment is ideal for professionals, empty nesters, or anyone wanting to live close to Downtown.\*\*\* Inside, you'll appreciate the 9 FT CEILINGS and DOWNTOWN VIEWS. The open-concept layout features a generous kitchen with premium KITCHENAID STAINLESS STEEL APPLIANCES, a GAS COOKTOP, QUARTZ COUNTERS, pot drawers, under-cabinet lighting, a striking penny tile backsplash, and a MASSIVE BREAKFAST BAR—perfect for entertaining. The dining area easily accommodates a large table and flows into the BRIGHT LIVING ROOM, which opens to a southwest-facing balcony with a GAS LINE for BBQs—ideal for enjoying ever-changing city views and evening sunsets. The primary bedroom offers a walk-through closet and a private 3-PC ENSUITE with an oversized shower. The second bedroom is also generously sized—great for guests. Elegant French doors lead from the dining area to a versatile DEN—perfect for a home office, TV room, gym, or even a spare bedroom. A laundry closet with stacked washer and dryer, a full main bathroom, and a roomy entry/coat closet complete the unit.\*\*\* The building is well-built with TRIPLE PANE WINDOWS and durable FIBRE CEMENT SIDING, and units are roughed-in for A/C. The monthly condo fees include insurance and all utilities except electricity. Need more parking?

There may be an option to rent a second stall in the building All this just steps to Bridgeland, shops, restaurants, parks, and the Bow River pathway. With quick access to downtown by foot, bike, scooter, car, or transit, commuting is a breeze! Schedule a showing and see why this could be a smart move for you!