



GRASSROOTS
REALTY GROUP

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

304, 725 4 Street NE
Calgary, Alberta

MLS # A2251787



\$250,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	585 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to this stunning condo nestled in the prestigious Adora building, situated in Renfrew's thriving community. This prime location offers access to Calgary's extensive pathway system and scenic river paths, making it a haven for outdoor enthusiasts. Plus, with the downtown core just a quick walk away, you'll enjoy effortless access to the city's bustling energy and top-rated dining spots. This stylish residence boasts a serene setting, complete with a private east-facing patio. Inside, you'll be greeted by an abundance of natural light illuminating the spacious and inviting open kitchen. Nice sized bedroom and 4pc bath. A generous balcony to take in the scenery or sit and relax with some fresh air. Complete with underground heated parking and ample storage locker space, this residence seamlessly combines convenience with luxury. Its proximity to Tom Campbell's Hill Park, Bottomlands Park, The Zoo, Telus Spark, and the QEII Highway ensures endless opportunities for leisure and exploration. Plus, with pet-friendly policies in place, your furry companions are more than welcome to join in on the fun. If you're seeking the perfect blend of style, comfort, and location, look no further than this great investment.