

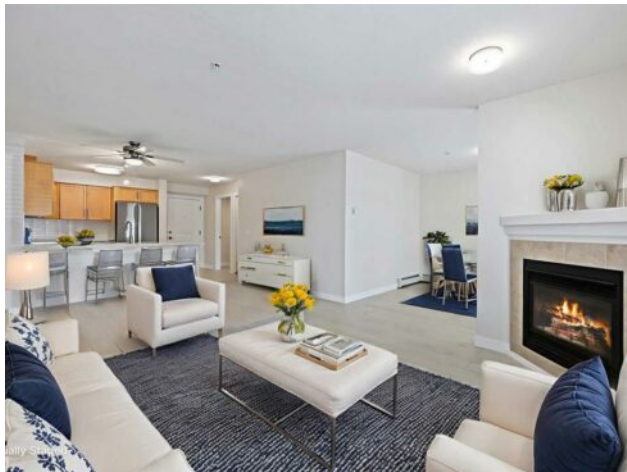


**GRASSROOTS**  
REALTY GROUP

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**102, 8200 4 Street NE**  
**Calgary, Alberta**

**MLS # A2259306**



**\$249,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 594
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding	<b>Zoning:</b>	M-C1 d96
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to the perfect blend of comfort, style, and smart living! MOVE-IN-READY and fully renovated, this MAIN FLOOR apartment offers just over 800 sq ft of bright, open living space with modern updates throughout. Every detail has been redone, including NEW, never-used appliances, NEW luxury vinyl plank flooring, NEW granite counters, NEW backsplash, NEW millwork, NEW bathroom, NEW stylish light fixtures, and fresh NEW paint from top to bottom. Every detail has been redone to create a fresh and contemporary home. This home features 1 bedroom, 1 bathroom, and a versatile FLEX ROOM off the living area, a true highlight &mdash; a space that adapts to your lifestyle, whether as a private office, creative studio, fitness corner, guest space, or formal dining room. Enjoy the convenience of your IN-SUITE LAUNDRY room with brand NEW stacked washer and dryer. Your private balcony offers the perfect spot to relax with a morning coffee or evening glass of wine, while the gas line makes hosting effortless with a BBQ at your fingertips. Your TITLED, heated underground parking stall and separate STORAGE LOCKER add even more value. The LOCATION is unbeatable &mdash; walk to Beddington Square Shopping Centre, Beddington Co-op, restaurants, banking, and everyday essentials, with Deerfoot City just minutes away. Quick access to Beddington Trail, Deerfoot Trail, and Centre Street makes commuting easy, while schools, gyms, and transit are all nearby. Cat-friendly with board approval (sorry, no dogs). With condo fees that include all utilities except electricity, this property is ideal for first-time buyers, downsizers, or investors looking for style, convenience, and exceptional value in an established community. Don't miss your chance to call this beautifully renovated home your own &mdash; book your showing today! \*\*\*OPEN HOUSE

SATURDAY, SEPTEMBER 27, BETWEEN 1:00-3:00pm\*\*\*