



8, 4907 8 Street SW  
Calgary, Alberta

MLS # A2269978



**\$599,900**

Division:	Britannia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,181 sq.ft.	Age:	1957 (69 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Other	Condo Fee:	\$ 1,091
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Beautifully renovated 2 bedroom one level apartment in small desirable boutique building in the heart of Britannia. Shows impeccably + with very tasteful renovations, making this a move in ready opportunity. Great flow with open concept living room + kitchen. The living room is spacious + offers a gas fireplace + access to a front patio which overlooks the street. The kitchen is stunning with a large newer island capped with quartz, an induction stove, newer sink + faucet. There is plenty of space for cooking + with ample storage. Lovely luxury vinyl flooring, freshly painted, newer light fixtures throughout + lots of natural light. The primary bedroom is roomy + the second bedroom with built in Murphy bed can double as a den. Well organized ensuite laundry/storage. Single detached parking + large storage room come with the unit. Very walkable lifestyle with grocery shopping, doctors office, banking, cafes + pharmacy all in the Britannia shopping center. The building sides a popular park + is just down from the Britannia Ridge.