



**309, 725 4 Street NE**  
**Calgary, Alberta**

**MLS # A2277910**



**\$320,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 858
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Building Fob (2)

This bright and airy 2-bedroom, 1-bathroom condo offers a spacious layout that truly stands out. The galley kitchen features stainless steel appliances and granite countertops, opening to a dining area large enough to accommodate a full-size table—rarely found in condo living and perfect for hosting. The inviting living room is highlighted by a cozy gas fireplace, creating a warm and welcoming space to unwind. Hardwood flooring runs throughout, complemented by the convenience of in-suite laundry. West-facing exposure fills the unit with natural light. The home also includes an underground parking stall, secure storage locker, and bicycle storage. Ideally located, you'll enjoy easy access to unique shops, restaurants, and transit. All just a short walk away.