



**405, 707 4 Street NE  
Calgary, Alberta**

**MLS # A2278637**



**\$319,900**

**Division:** Renfrew

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 589 sq.ft. **Age:** 2013 (13 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Stall, Titled, Underground

**Lot Size:** -

**Lot Feat:** -

**Heating:** Baseboard

**Water:** -

**Floors:** Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 383

**Basement:** -

**LLD:** -

**Exterior:** Brick, Composite Siding, Wood Frame

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** N/A

Located on the top floor of the NEXT building, this bright and stylish 1-bedroom home is defined by soaring 13-foot ceilings and an abundance of natural light that immediately sets it apart. Recently painted and refreshed, the unit is move-in ready and thoughtfully designed for both comfort and functionality, featuring an open-concept layout anchored by a sleek kitchen with stainless steel appliances including a built-in oven and gas cooktop, quartz countertops, a functional eating bar, and generous cabinetry for smart storage. Luxury vinyl plank flooring throughout offers a clean, modern look while being exceptionally durable and low maintenance. The living and dining areas feel open and inviting, enhanced by the dramatic ceiling height and custom entertainment built-ins;ideal for entertaining or unwinding at the end of the day;while the private, sun-filled balcony with BBQ gas hookup is perfect for summer evenings. The spacious bedroom connects seamlessly to a walk-in closet and 4-piece cheater ensuite, complemented by in-suites laundry with a front-load washer and dryer. Storage is well covered with an in-suites storage room, assigned storage locker, and a titled underground parking stall. Residents enjoy excellent building amenities including a fully equipped fitness centre, secure bike storage, car wash, and pet wash station. Just minutes from downtown and steps from transit, this location offers easy access to the restaurants, caf&eacute;s, and shops along Edmonton Trail and Centre Street, with the charm and energy of Bridgeland nearby, plus river pathways, parks, and everyday amenities all within easy reach;making this an excellent opportunity for downtown professionals.