

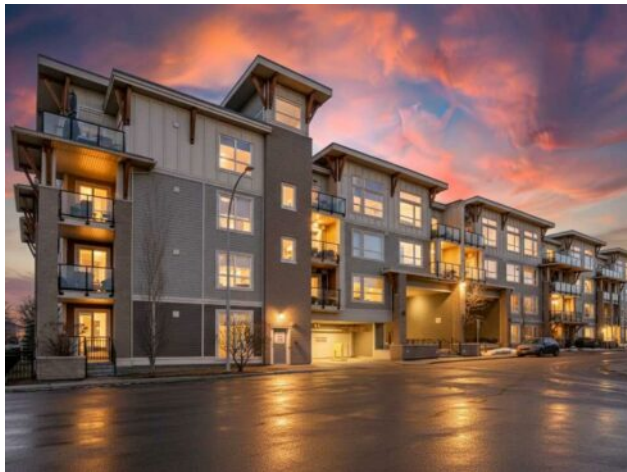


GRASSROOTS
REALTY GROUP

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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-suite laundry with a front-load washer and dryer. Storage is well covered with an in-suite 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, cafés, 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.