



GRASSROOTS
REALTY GROUP

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**202B, 7301 4A Street SW
Calgary, Alberta**

MLS # A2279807



\$175,000

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	656 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 475
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d86
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

PRICE REDUCED! Best Value Under \$180K in Kingsland Welcome to this bright second floor one bedroom retreat in the heart of Kingsland. A rare wood burning fireplace anchors the living room, adding warmth and charm you simply will not find in today's cookie cutter condos. At this new price point, this home offers an exceptional opportunity to enter the SW Calgary market. The open concept layout is ideal for everyday living, with a spacious living area that flows seamlessly onto a private balcony complete with peaceful views and additional outdoor storage. The kitchen is both functional and practical, offering ample cabinetry and a generous in suite pantry with the flexibility to install your own washer and dryer. The unit includes an assigned parking stall and is perfectly situated in a true 15 minute neighborhood. You are just steps from Chinook Centre, local cafes, transit, and the C Train, making commuting simple and convenient. Whether you are a first time buyer or an investor searching for a strong addition to your portfolio, this condo delivers outstanding value. Opportunities at this price point do not last long.