



GRASSROOTS
REALTY GROUP

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202B, 7301 4A Street SW
Calgary, Alberta

MLS # A2279807



\$184,900

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

Welcome to this inviting second-floor one-bedroom condo where a rare wood-burning fireplace sets the tone for warmth, charm, and relaxation — a feature that brings personality you won't find in most apartment-style units. The spacious open-concept living and dining area is bright and welcoming, leading to a private balcony with peaceful views and a convenient outdoor storage cabinet perfect for seasonal items. The well-designed kitchen offers ample cabinetry, plus a generous in-suite pantry/storage room with laundry hookups, giving you the flexibility to install your own washer and dryer. For added convenience, the building also features a shared laundry room, making wash-day easy while you plan future upgrades. A valuable bonus: this home includes an assigned parking stall, ensuring you always have a dedicated space — a major benefit in this highly walkable SW neighbourhood. Located in the established community of Kingsland, you're just steps from cafés, shopping, and dining along Macleod Trail, and only minutes from Chinook Centre, public transit, and the C-Train for quick access around the city. Whether you're a first-time buyer seeking affordability, an investor looking for a high-demand rental location, or someone wanting to downsize into a quiet, well-connected community — this second-floor home offers exceptional value, everyday convenience, and cozy character in one of SW Calgary's most accessible neighbourhoods.