



GRASSROOTS
REALTY GROUP

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120, 707 4 Street NE
Calgary, Alberta

MLS # A2283004



\$305,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	592 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 383
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: None

This well-maintained 1-bedroom apartment offers a bright, open, and functional layout designed for modern living. The gourmet kitchen features stainless steel appliances including a built-in oven and gas cooktop, quartz countertops, under-cabinet lighting, a sleek backsplash, and ample cabinetry with a large pantry. The living area boasts 9' ceilings and floor-to-ceiling windows that fill the space with natural light and capture city views. The spacious queen-size bedroom includes a walk-through closet leading to the ensuite. Enjoy your private east-facing balcony with a BBQ gas hookup overlooking a quiet street. Building amenities include two fitness centers, a bike storage room, car wash bay, dog wash station, visitor parking, and a beautifully landscaped courtyard with seating areas. This unit comes complete with a titled underground parking stall, an assigned storage locker, in-suite laundry, and extra storage space. Located within walking distance to restaurants, caf  s, shops, the downtown core, public transit, and river pathways—this home is perfect for professionals seeking a convenient urban lifestyle!