



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

301, 707 4 Street NE
Calgary, Alberta

MLS # A2284308



\$385,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	751 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage		

Inclusions:	nil
--------------------	-----

Step into this 2 bedroom and 2-bathroom corner-unit home and you will be greeted by a spacious kitchen with classic penny-round backsplash and quartz countertops, maple cupboards, stainless appliances including a built-in oven, and a countertop gas stove. A huge quartz peninsula has enough counter space to sit 3 people. Nine foot ceilings and large windows create an extra roomy feel. Windows blanket both the North and East sides of this unit. The North & East patio has a gas hookup to take care of your BBQing needs. The master bedroom has a luxurious ensuite with a 6' x 8' glass shower and a walk-in closet. The second bedroom is more than generous with ample storage and a 4-piece bathroom is just off the entrance to the unit. Apartment style in-suite laundry facilities enable you to take care of all your laundry needs. This unit also has a storage locker and a tandem parking stall for 2 vehicles. This desirable condo complex features a pet-wash, a car wash, 2 gyms, a bike storage room, visitor parking and a beautiful courtyard. The condo has very reasonable condo fees. Conveniently located near restaurants and shopping and minutes to downtown. This condo has a perfect balance for size and lifestyle for the inner-city dweller. This is a pet friendly building. NOTE: Vacant & easy to show. CREB LOBBYBOX at the front entrance of building 707 provides access to the building. Condo entrance lockbox on the unit door.