



**104, 8200 4 Street NE**  
**Calgary, Alberta**

**MLS # A2287432**



**\$235,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	661 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d96
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Track Lighting		

**Inclusions:** Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Garage Door Opener

Welcome to effortless living in the heart of Beddington Heights! This beautifully updated, move in ready main floor residence offers over 660 square feet of bright, open concept living designed for comfort and ease. Thoughtfully updated with a fresh, contemporary feel, the space is both inviting and functional. The well appointed kitchen flows seamlessly into the living and dining areas, creating an ideal setting for everyday living and entertaining. Large windows fill the home with natural light, while your private balcony offers a quiet retreat for morning coffee or evening wine. A convenient gas line makes summer barbecues simple and enjoyable. Enjoy the added benefit of in suite laundry, a titled heated underground parking stall, and a separate storage locker for additional convenience. Condo fees include heat, water, and sewer, offering exceptional value and peace of mind. Situated in a highly walkable location, you are steps from Beddington Square Shopping Centre, Co op, restaurants, banking, and daily essentials, with Deerfoot City just minutes away. Quick access to Beddington Trail, Deerfoot Trail, and Centre Street ensures an easy commute, while nearby schools, fitness facilities, and transit enhance everyday living. Ideal for first time buyers, down sizers, or investors, this main floor home combines style, practicality, and an unbeatable location in an established northwest community. An exceptional opportunity to own a beautifully refreshed home in a location that truly has it all. Don't miss out, reach out to book your private viewing!