



**14, 814 4A Street NE**  
**Calgary, Alberta**

**MLS # A2293526**



**\$265,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	803 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, On Street, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 499
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** window coverings

Opportunity meets location in this multi-level condo in the heart of Renfrew, one of Calgary's most established and centrally located communities. With 2 bedrooms and 1.5 bathrooms, this thoughtfully designed layout separates the living spaces from the bedrooms, creating a practical and comfortable flow. The main level features a bright living room, dining area, and kitchen, as well as a half bathroom, and access to a private balcony, creating a welcoming space for both relaxing and entertaining. Upstairs, you'll find two generously sized bedrooms and a Full bathroom, offering privacy and flexibility for a variety of lifestyles. One of the standout features of this property is the Low condo fee, which covers ELECTRICITY, heat, water, insurance, parking, professional management, reserve fund contributions, and common area maintenance, a rare and valuable benefit that helps make monthly budgeting simple and predictable. Just minutes from downtown Calgary, with easy access to transit, the Bow River pathway system, Calgary Zoo, Telus Spark, nearby shops and restaurants, and all levels of schools, this location allows you to embrace the city's vibrant offerings effortlessly. A fantastic opportunity to own in a central, established community with unbeatable convenience and lifestyle appeal. Whether you're a first-time buyer, investor, or someone looking to live close to the inner city, this property is your chance to own in a highly desirable neighborhood. Contact your favorite Realtor Today to book a showing, and make this one yours before someone else does!