



**131, 721 4 Street NE**  
**Calgary, Alberta**

**MLS # A2299158**



**\$450,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	918 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 656
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Open Floorplan, See Remarks		

**Inclusions:** N/A

Welcome to this spacious ground-floor condominium in the established community of Renfrew, offering over 900 square feet of well-planned living space. The unit has been refreshed with new paint and brand new flooring throughout, including luxury vinyl plank in the main living areas and plush carpet in both bedrooms. The kitchen features quartz countertops and a high-end appliance package, including an updated refrigerator and dishwasher. The in-suite laundry features a brand new washer and dryer. A custom built-in desk with upper cabinets creates a practical workspace while adding additional storage. The layout also includes a large in-unit storage room, ideal for keeping seasonal items and everyday essentials organized. As a ground-floor unit, the patio is generously sized and opens directly onto the building's courtyard, offering easy outdoor access and a great option for pet owners. Two titled parking stalls are positioned side by side, adding everyday convenience. Residents have access to a fitness room along with underground visitor parking. Renfrew is known for its elevated setting and quick access to the downtown core. From here, you are close to the restaurants and amenities along Edmonton Trail and within walking distance to Bridgeland, offering a wide variety of local shops, cafes, and dining options. This well-maintained unit in a convenient inner-city location is ready for its next owner to move in and enjoy.