



204, 717 4A Street NE
Calgary, Alberta

MLS # A2299367



\$240,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	527 sq.ft.	Age:	1983 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 554

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

Welcome to this bright and inviting second-floor condo in the heart of Renfrew, one of Calgary's most sought-after inner-city communities. This well-appointed unit offers a functional open-concept layout designed for comfortable everyday living and effortless entertaining. Enjoy a sun-filled living space with large windows and a southwest-facing exposure, filling the home with natural light throughout the afternoon and evening. Step out onto your private balcony—perfect for relaxing after a long day or enjoying beautiful sunset views. The kitchen features ample cabinetry and counter space, flowing seamlessly into the dining and living areas. The spacious bedroom provides a peaceful retreat, while the full bathroom and in-suite storage add to the home's practicality. Located just minutes from downtown, you'll love the convenience of nearby shops, restaurants, parks, and transit. Whether you're a first-time buyer, investor, or looking to downsize, this well-located condo offers exceptional value and urban lifestyle appeal. Don't miss this opportunity to own in a vibrant, walkable neighborhood with everything you need right at your doorstep.