



3A, 7301 4a Street SW
Calgary, Alberta

MLS # A2303913



\$215,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Kingsland | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 878 sq.ft. | Age: | 1984 (42 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------------------|-------------------|--------|
| Heating: | Baseboard, Fireplace(s), Natural Gas, Wood | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 642 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: None

Unique, turn-key, and affordable, this quaint Kingsland apartment is an ideal space for a first-time home buyer. At nearly 900 sq ft, it offers in-suite laundry, one assigned parking stall, and a storage unit accessible from the balcony. The main living area is anchored by a wood-burning fireplace, while the loft above makes a perfect work-from-home space. The main floor has been tastefully refreshed with new paint and flooring. Best of all, the central location puts you just minutes from Chinook Centre, Macleod Trail, and transit.