



105, 809 4 Street NE
Calgary, Alberta

MLS # A2152326



\$269,900

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	844 sq.ft.	Age:	1979 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

Inclusions: NA

OPEN HOUSE SATURDAY 11am-1pm Investors, first-time buyers, and inner-city dwellers why rent when you can own a unit in the attractive Terrace Gardens building in Renfrew! Here is your opportunity to own this remarkable, renovated, modern 2-bedroom unit located within walking distance of downtown, Prince's Island Park, and New East Village entertainment district. It's just seconds from Edmonton Trail's popular restaurant scene and the trendy shops, pubs, and restaurants of Bridgeland and also provides you easy access to all major road arteries around the city. This modern and stylish open-concept unit features a kitchen with stainless steel appliances, beautiful ceramic subway tiles, quartz countertops, and a built-in wine fridge—ideal for entertaining. Stunning and upgraded LVP flooring runs throughout most of the unit, complementing the spacious master bedroom, additional second bedroom, in-suite laundry, and large private balcony. Make your commute with ease by walking to work or using the convenient public transit options. This unit also comes with an assigned parking stall and storage unit. It's perfect as your first home or as an investment property. Call to book your viewing today!