



4, 722 4A Street NE  
Calgary, Alberta

MLS # A2182428



**\$285,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**\*\*Investor's Opportunity\*\***. Welcome to your new home in the heart of Renfrew! This spacious 2-bedroom, ground-floor unit boasts a large WEST facing COURTYARD finished with ARTIFICIAL TURF which is maintaince free and facing the street with a beautiful pine tree at the front, ideal for enjoying summer days and cozy evenings comes with an assigned PARKING and a caged storage UNIT. The bright and airy living room, complete with a fireplace, opens up to a separate dining area and a well-sized kitchen, offering the perfect layout for comfortable living. The primary bedroom is the biggest PRIMARY bedroom in the whole building can easily accomodate a KING SIZE bed and other suite items comes with an additional shelving storage. This well-maintained building, with only 15 units, is primarily home to long-term owners, creating a warm and welcoming community. Don't miss out on the chance to own this exceptional property. Schedule a viewing today!