



**302, 805 4 Street NE**  
**Calgary, Alberta**

**MLS # A2196003**



**\$329,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	741 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 614
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** None

Welcome to this bright and spacious 2 bedroom, 1 bathroom condo in the desirable community of Renfrew! This open concept unit is filled with natural light, thanks to its large windows that brighten every room. The modern kitchen features stainless steel appliances and quartz countertops, perfect for cooking and entertaining. The primary bedroom includes a convenient walk-in closet, and the second room, with sliding frosted glass doors, is perfect for a bedroom, home office, or den. Enjoy your own private balcony, perfect for relaxing outdoors. Additional conveniences include in-suite laundry and a titled parking stall. Don't miss out on the opportunity to make this inviting, sun filled space your own!