

407, 488 7 Avenue NE
Calgary, Alberta

MLS # A2296759



\$259,900

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	606 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 506
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage		

Inclusions: N/A

Underground Parking, Top-floor living and a thoughtfully designed interior come together in this extremely well maintained condo set within the heart of Renfrew! Perfectly positioned to capture both privacy and natural light, the unit delivers the convenience of inner-city living while still feeling connected to a welcoming residential neighbourhood. Great benefit of this unit is only one attached wall, and an Extremely Private deck!! Soaring 10' ceilings elevate the bright open layout, where a neutral colour palette and laminate and tile flooring throughout create a clean, modern atmosphere with no carpet to maintain. A well-planned kitchen anchors daily living with granite countertops, stainless steel appliances, and a pantry for added storage. Gather in the adjacent living area where a gas fireplace introduces warmth and comfort, while tray ceiling detailing adds a refined architectural element. Sliding patio doors open onto a private balcony that offers a quiet outdoor retreat for morning coffee, summer evenings or fresh air throughout the day. Retreat at the end of the day to the spacious bedroom providing a comfortable place to unwind, complemented by a 4-piece bathroom. Adding to your convenience is in-suite laundry, secure underground parking, visitor parking and bike storage. Daily life is enriched by an exceptional location surrounded by local shops, cafes, restaurants and grocery options, all within walking distance, while nearby Edmonton Trail, Bridgeland and downtown expand your choices even further. Renfrew Aquatic & Recreation Centre, community parks, playgrounds and tennis courts offer year-round activity close to home. Commuting is simplified with quick access to transit, Deerfoot Trail and the Trans-Canada, while nearby Bow River pathways and St. Patrick's Island invite outdoor exploration. Families will appreciate the

proximity to Renfrew School, Stanley Jones School and Crescent Heights High School, all reachable on foot, adding even more convenience to this well-connected and vibrant inner-city setting.