

204, 707 4 Street NE
Calgary, Alberta

MLS # A2307362



\$274,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 425
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Window AC unit will be included with screen attachment custom made for the window

Modern Living at NEXT | Bridgeland/Renfrew Welcome to this stylish 1-bedroom, 1-bathroom west-facing condo in the NEXT building. Offering 590 sq. ft. of thoughtfully designed living space, this home blends comfort, functionality, and contemporary design—perfect for young professionals, remote workers, or savvy investors. The open-concept layout maximizes every inch, creating a bright and inviting atmosphere. Large west facing windows and 9-foot ceilings flood the space with natural light, enhancing the modern finishes throughout. A standout feature is the spacious storage room in the unit, large enough to function as a private den or dedicated home office—ideal for today’s work-from-home lifestyle. There is also a built in office desk space near the kitchen if preferred. The gourmet kitchen is both sleek and functional, featuring quartz countertops, stainless steel appliances, soft-close cabinetry, and a convenient pantry. The home is complete with wide-plank flooring and a generous bedroom with a walk-through closet, offering both comfort and style. A well equipped fitness room eliminates the need for a gym membership, while the dedicated dog wash station makes pet care effortless. The heated underground car wash is a rare convenience during Calgary winters, and the private courtyard provides a welcoming outdoor space to relax and connect with neighbours. Situated at the crossroads of Bridgeland and Renfrew, this location offers the perfect balance of urban energy and neighbourhood charm. Enjoy easy access to the vibrant dining scene along Edmonton Trail and 1st Avenue NE. For outdoor enthusiasts, Bridgeland Hill and the Bow River pathway system are just minutes away, offering scenic views and endless recreation. Commuting is effortless with quick access to downtown by car, bike, or

transit, and the Bridgeland/Memorial C-Train station within walking distance.