

3, 722 4A Street NE
Calgary, Alberta

MLS # A2308939



\$250,000

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	866 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 591
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: none

Welcome to your new home in the heart of Renfrew. This bright, spacious one-bedroom PLUS additional flex space—perfect for a den or home office—offers a rare combination of spacious living, great location, and a PET friendly building with low condo fees. The open layout features a large kitchen with stainless steel appliances and breakfast bar, opening into a warm and inviting living area complete with a cozy wood-burning fireplace. Access the massive patio/outdoor balcony through sliding doors which floods the space with natural light. The generous bedroom easily accommodates a king-size bed and includes a walk-through closet leading to an updated 4 piece bathroom. Recent upgrades include fresh paint throughout, new refrigerator, and new carpeting. You’ll appreciate the convenience of in-suite laundry paired with a large walk-in storage room, as well as a heated, secure underground parking stall with an ADDITIONAL dedicated storage cage. This boutique building consists of just 15 units, with many long-term owners, creating a strong sense of community. All windows and doors were replaced in 2020. Ideally located, this home offers easy access to nearby amenities, parks, dining, and entertainment, as well as quick connectivity to downtown and the river pathways, making it an exceptional opportunity for urban living.