

**104, 8200 4 Street NE**  
**Calgary, Alberta**

**MLS # A2313882**



**\$225,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	661 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d96
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Track Lighting		

**Inclusions:** N/A

Welcome to stylish and convenient living in the heart of Beddington Heights! This beautifully updated, move in ready main floor condo offers an exceptional blend of comfort, functionality, and value in an incredibly walkable location. Beautifully refreshed with a bright, contemporary feel, this inviting residence offers over 660 square feet of functional open concept living. The well designed kitchen flows seamlessly into the dining and living areas, creating an ideal space for both everyday living and entertaining. Large windows fill the home with natural light, while the private balcony provides a quiet outdoor retreat complete with a convenient gas line for summer barbecues. Additional highlights include in suite laundry, a titled heated underground parking stall, and a separate storage locker for added convenience. Condo fees include heat, water, and sewer, offering excellent value and peace of mind. Located just steps from Beddington Square Shopping Centre, Co op, restaurants, cafes, banking, transit, and everyday amenities, with quick access to Deerfoot Trail, Beddington Trail, Centre Street, and Deerfoot City. Ideal for first time buyers, downsizers, or investors seeking a well maintained home in an established northwest community. An exceptional opportunity to own a beautifully updated condo in a location that truly offers unmatched convenience and excellent value.