

7, 814 4A Street NE
Calgary, Alberta

MLS # A2351953

\$279,900

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	787 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Primary Downstairs, Vinyl Windows		

Inclusions: NA

Enjoy the best of inner-city living in this beautifully renovated 2-bedroom, 2-bathroom condo in Calgary's desirable Renfrew neighbourhood. Centrally located, close to Bridgeland and Crescent Heights, you're just minutes to downtown and within walking distance of local cafés, popular breakfast spots and the Bow River pathway system. Step inside to an entryway that flows into a bright, open-concept main floor. Thoughtfully modernized in the past 7 years, this home offers a fresh, inviting feel with a unique two-level layout that sets it apart from your typical condo. The main floor features an updated kitchen with stylish appliances, a convenient island and luxury vinyl plank flooring throughout most of this space. The adjoining dining and living areas provide a comfortable setting for everyday living and entertaining, while a 2-piece bathroom completes this level. Downstairs, you'll find two generously sized bedrooms, each with its own walk-in closet, along with a beautifully redone full bathroom. This private lower level offers approximately 384 sq. ft. of below-grade living space (about 2 feet or so below grade), creating a welcome separation between the main living areas and bedrooms. Having the bedrooms downstairs is great for sleeping: controllable noise above and cooler temps in the summer. Additional highlights include in-suite laundry, a storage area, two separate entrances, a private balcony where you can enjoy some fresh air and your own assigned parking stall. Situated on a quiet, tree-lined street, this condo combines the convenience of inner-city living with the comfort and functionality of two distinct living levels. And here's another great bonus: condo fees INCLUDE electricity, heat, water and sewer. With units in this building rarely becoming available, this is a fantastic opportunity to own a unique, move-in-ready condo in one of Calgary's

established inner-city communities.