

401, 607 7 Avenue NE
Calgary, Alberta**MLS # A2353154****\$300,000**

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	716 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Laminate Counters, Open Floorplan, Quartz Counters, Storage		

Inclusions: None

Beautifully renovated and ideally situated on the top floor overlooking Ukrainian Pioneers Park, this bright and spacious 2-bedroom, 1-bathroom condo offers the perfect combination of modern updates, privacy, and inner-city convenience! Offering the rare advantage of no common walls shared with neighbouring units, this condo provides an added level of privacy that's hard to find in condo living. Extensively renovated throughout, this move-in-ready home features new luxury vinyl plank flooring, fresh paint, knockdown ceilings, new windows, and stylish new window coverings. The inviting living room is highlighted by a stunning new electric fireplace with surround, creating a warm and welcoming space to relax or entertain. Large windows fill the home with natural light, while new sliding patio doors lead to your brand-new deck overlooking the beautiful park and green space. The functional kitchen offers plenty of cabinetry and counter space and flows seamlessly into the dining and living areas. Both bedrooms are generously sized, with the spacious primary bedroom offering a comfortable retreat and the second bedroom providing flexibility for guests or a home office. The completely renovated 4-piece bathroom features modern finishes, while the brand-new LG dual washer/dryer provides the convenience of in-suite laundry. Additional features include your own dedicated indoor storage space, convenient indoor bike storage, and an assigned covered parking stall. The location is outstanding! Surrounded by beautiful parks and walking paths, including nearby Bridgeland Park, you'll enjoy plenty of green space right outside your door. You're also just a short stroll from vibrant Bridgeland, offering fantastic dining, boutique shopping, coffee shops, and everyday amenities. With quick access to downtown, the Bow River pathway system, transit, and major roadways, everything

you need is close at hand. Whether you're a first-time buyer, downsizing, or looking for an excellent investment opportunity, this beautifully updated top-floor condo offers exceptional value in a fantastic inner-city location. Simply move in and enjoy!