

20, 712 4 Street NE
Calgary, Alberta

MLS # A2185939



\$250,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Renfrew | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Low-Rise (1-4) | | |
| Size: | 863 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 730 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Separate Entrance, Vinyl Windows | | |

Inclusions: none

Experience the perfect combination of style, convenience, and value in this beautifully appointed 2-bedroom, 1-bathroom condo located in the highly sought-after inner-city neighbourhood of Renfrew. Just a short stroll from downtown, this home offers a stylish interior and the luxury of secure, heated underground parking. Entering through the west gate, you'll be greeted by a secure central courtyard that feels more like a vacation retreat than a typical condo. Step into your private entryway, where timeless maple hardwood floors and freshly painted light-coloured walls set the tone. The entire unit shines with modern updates, including new pendant lighting, LED pot lights, and a well-appointed kitchen complete with a breakfast bar. The dining and living area opens up to an east-facing deck, offering sweeping views of the city—a perfect spot for morning coffee or evening relaxation. On the opposite side of the unit, you'll find two spacious bedrooms and a 4-piece bathroom. Additional conveniences include an in-unit stacked washer and dryer, and an underground assigned parking stall complete with a storage locker for your extra items. This remarkable condo is surrounded by a wealth of dining, shopping, and green spaces, making it the ideal location for urban living. Don't miss your chance—schedule a showing today before this opportunity slips away!