

415, 707 4 Street NE
Calgary, Alberta

MLS # A2198436



\$314,900

Division:	Renfrew		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	599 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Experience Elevated Living in this Stylish Top-Floor Condo in Trendy Bridgeland! This stunning, contemporary unit offers an open-concept layout that seamlessly blends designer finishes with a thoughtfully curated color palette. The spacious living area flows effortlessly to a large, glass-enclosed balcony, where you can unwind while enjoying serene views of the beautifully landscaped courtyard. Plus, with a gas line hookup for your BBQ, it's perfect for outdoor entertaining. The chef-inspired kitchen is a true masterpiece, featuring top-of-the-line Kitchenaid stainless steel appliances, including a gas stove, sleek quartz countertops, and an abundance of cabinetry for all your culinary essentials. The generously sized Master Suite is a retreat in itself, complete with a walk-through closet outfitted with custom organizers to keep everything neat and accessible. The building boasts exceptional amenities for your convenience and lifestyle, including two fully-equipped gyms, two elevators, a car wash bay, a pet wash station, and a dedicated bike room. Step outside, and you'll find yourself just a 10-minute walk from scenic river and bike paths, and moments away from a variety of vibrant dining spots, markets, retail stores, financial services, schools, and places of worship. Additional features include a titled indoor parking stall, storage locker, in-suite laundry, low condo fees, and a pet-friendly policy—everything you need for a modern, hassle-free lifestyle. Don't miss the opportunity to call this exceptional condo your own. Schedule your private viewing today and discover the ultimate in refined living!