



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**725 4 Street #304, Calgary T2E 3S7**

MLS® #: **A2122933**

Area: **Renfrew**

Listing Date: **04/18/24**

List Price: **\$289,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **585**  
Low Sqft:  
Ttl Sqft: **585**

DOM

**31**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**  
Utilities:

Room Information

| Room                | Level       | Dimensions            | Room                     | Level       | Dimensions           |
|---------------------|-------------|-----------------------|--------------------------|-------------|----------------------|
| <b>4pc Bathroom</b> | <b>Main</b> | <b>0`0" x 0`0"</b>    | <b>Bedroom - Primary</b> | <b>Main</b> | <b>11`5" x 11`0"</b> |
| <b>Laundry</b>      | <b>Main</b> | <b>3`0" x 3`1"</b>    | <b>Kitchen</b>           | <b>Main</b> | <b>9`4" x 7`5"</b>   |
| <b>Living Room</b>  | <b>Main</b> | <b>15`3" x 11`10"</b> |                          |             |                      |

Legal/Tax/Financial

Condo Fee:  
**\$479**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

|                     |  |                      |         |
|---------------------|--|----------------------|---------|
| Legal Desc:         | 0813070  | Fee Freq:<br>Monthly | Remarks |
| Pub Rmks:           | <p>Welcome to this stunning condo nestled in the prestigious Adora building, situated in Renfrew's thriving community. This prime location offers access to Calgary's extensive pathway system and scenic river paths, making it a haven for outdoor enthusiasts. Plus, with the downtown core just a quick walk away, you'll enjoy effortless access to the city's bustling energy and top-rated dining spots. This stylish residence boasts a serene setting, complete with a private east-facing patio. Inside, you'll be greeted by an abundance of natural light illuminating the spacious and inviting open kitchen. Nice sized bedroom and 4pc bath. A generous balcony to take in the scenery or sit and relax with some fresh air. Complete with underground heated parking and ample storage locker space, this residence seamlessly combines convenience with luxury. Its proximity to Tom Campbell's Hill Park, Bottomlands Park, The Zoo, Telus Spark, and the QEII Highway ensures endless opportunities for leisure and exploration. Plus, with pet-friendly policies in place, your furry companions are more than welcome to join in on the fun. If you're seeking the perfect blend of style, comfort, and location, look no further than this great investment.</p> |                      |         |
| Inclusions:         | NA   |                      |         |
| Property Listed By: | eXp Realty   |                      |         |

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







