



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**721 4 Street #134, Calgary T2E 3S7**

MLS®#: **A2131372**

Area: **Renfrew**

Listing Date: **05/11/24**

List Price: **\$479,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2011**

Finished Floor Area

Abv Sqft: **942**  
Low Sqft:  
Ttl Sqft: **942**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**48**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Access:  
Lot Feat:  
Park Feat:

**See Remarks,Side By Side,Titled,Underground**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Courtyard,Private Entrance,Storage**

Construction: **Brick,Composite Siding,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Ceiling Fan(s),Kitchen Island,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`6" x 7`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`2" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`4" x 10`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 16`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`1" x 14`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`8" x 9`10"</b>
<b>Storage</b>	<b>Main</b>	<b>5`1" x 10`11"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$540

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 1310563

Remarks

Pub Rmks: **Welcome to the 'NEXT' Condo by Bucci Developments, a rare pet friendly building. This stunning bright 2-bed & 2-bath home with 9' Ceilings, has an open concept layout with designer lighting and cabinetry, built-in quartz top work station, Patio with gas hook-up and private separate entrance (think home office possibility); spacious master with large window, walk through closet leading to the 3-pc ensuite-bath with glass tiled shower, gourmet kitchen equipped with stainless steel appliances with a gas burner cook top, full size pantry, large quartz U-Island with breakfast bar overlooking the dining & living room. Don't forget the in-suite storage room, in-suite laundry (behind the storage door), 2-underground parking Units #195 & 196 (Corner/no neighbour on 1-side), storage locker #5, bike room, two gyms, car & dog wash area, located minutes to downtown, #2 bus, large playground and park, and is walking distance to amazing restaurants and bars such as Diner Deluxe, Namo, and the Courtyard, . At night walk-over and hold your breath for the downtown views & fireworks. View for yourself today, before this is gone!!!**

Inclusions: N/A  
Property Listed By: Grand Realty

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











