

805 4 Street #406, Calgary T2E 3S9

MLS®#: **A2150189** Area: **Renfrew** Listing Date: **08/15/24** List Price: **\$379,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 12-Sep** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Heated Garage, Parkade, Stall, Titled, Underground**

Finished Floor Area

Abv Sqft: **928**
 Low Sqft:
 Ttl Sqft: **928**

DOM

34
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Courtyard**

Construction: **Cement Fiber Board, Silent Floor Joists, Wood Frame**
 Flooring: **Carpet, Cork, Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Level 4	3`1" x 6`11"	Dining Room	Level 4	12`3" x 8`7"
Kitchen	Level 4	12`3" x 10`0"	Living Room	Level 4	12`3" x 13`3"
4pc Bathroom	Third	8`5" x 7`10"	Bedroom	Third	15`6" x 8`11"
Bedroom - Primary	Third	15`7" x 11`10"	Furnace/Utility Room	Third	3`5" x 4`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$702

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 1111841

Remarks

Pub Rmks: **Step into luxury with this remarkable two-story penthouse, beautifully crafted by Battistella Developments and nestled in the vibrant heart of Renfrew. This home, very well maintained, offers a blend of contemporary design and breathtaking city views. The upper level of this amazing penthouse features an open-concept layout that integrates living, dining, and kitchen spaces. The sleek designer kitchen is outfitted with quartz countertops, an eating bar, and stainless steel appliances. The adjacent living and dining areas are highlighted by soaring 14-foot vaulted ceilings and a stunning wall of windows that frame panoramic views of downtown. A stylish two-piece bath adds convenience on this floor. The lower level is thoughtfully designed with two spacious bedrooms, including a luxurious master suite featuring dual closets. The full bathroom is a retreat in itself, complete with a soaker tub and a separate shower. Additional features on this level include in-suite laundry and direct access to the third floor for added convenience. Further enhancing this property is an oversized indoor heated parking stall and a south-facing balcony, ideal for relaxing and enjoying sunny days. The penthouse's prime location offers quick access to trendy restaurants, boutique shops, and downtown attractions. Don't miss the opportunity to own this unique and sophisticated residence.**

Inclusions: **Wine rack, and TV mounts**
Property Listed By: **eXp Realty**

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







