



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**725 4 Street #208, Calgary T2E 3S7**

MLS®#: **A2153581**

Area: **Renfrew**

Listing Date: **08/02/24**

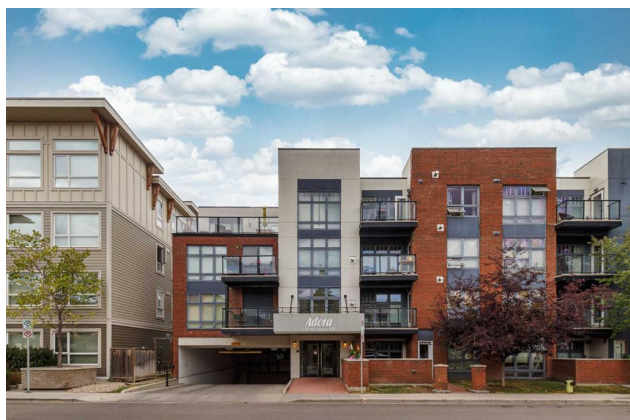
List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2007**

Finished Floor Area  
Abv Sqft: **859**  
Low Sqft:  
Ttl Sqft: **859**

DOM

**112**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **In Floor**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Granite Counters,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`6" x 11`9"
Dining Room	Main	8`6" x 7`11"
Walk-In Closet	Main	6`8" x 5`4"
Laundry	Main	3`4" x 3`0"
Foyer	Main	7`1" x 4`4"

Room	Level	Dimensions
Kitchen	Main	9`9" x 7`7"
Bedroom - Primary	Main	11`11" x 11`2"
Bedroom	Main	10`7" x 8`11"
3pc Bathroom	Main	9`5" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$763

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0813070

Remarks

Pub Rmks: **This stunning 2-bedroom, 1-bathroom condo is the perfect blend of style and convenience! With brand-new, large west-facing windows, the space is filled with natural light, highlighting the gleaming hardwood floors. The chef's kitchen boasts granite countertops, stainless steel appliances (new dishwasher), and ample maple cabinetry, making it a joy to cook and entertain. You can host friends at the bar-height counter or enjoy meals in the spacious dining area. On cooler evenings, relax by the cozy gas fireplace in the large living room, ideal for gatherings. The primary bedroom is a true retreat, featuring a generous walk-in closet, while the second bedroom is versatile for guests, family, or a home office. Additional perks include in-suite laundry, an updated 3-piece bathroom, and a rare large storage locker. With underground parking and bike storage in a pet-friendly complex, you'll love the easy access to downtown and Deerfoot Trail. Plus, you're just a short stroll from the vibrant restaurants and amenities on Edmonton Trail. Welcome to your dream home!**

Inclusions: N/A  
Property Listed By: Royal LePage Benchmark

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





