



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2153581**

Area: **Renfrew**

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

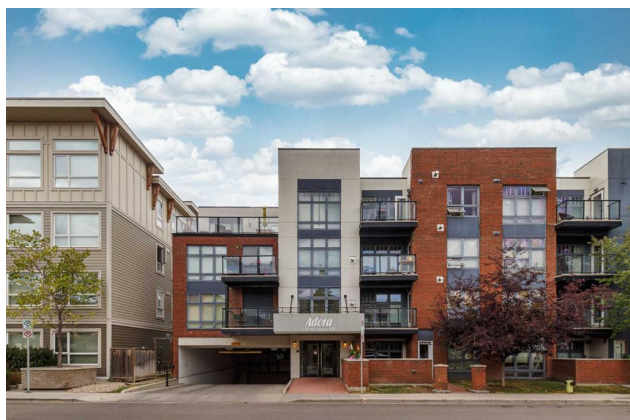
List Price: **\$319,900**

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

**47**  
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: **Awesome Price Adjustment. Check it Out....Discover "Adora" in the highly sought-after Renfrew/Bridgeland community! This exceptional 2-bedroom, 1-bathroom unit features brand-new (2024) large, bright west-facing windows that stream in natural light, gleaming hardwood floors, and the perfect patio for summer entertaining. Cook your favorite meals in the chef's kitchen, complete with granite countertops, stainless steel appliances, and ample maple cabinetry, while your guests gather at the bar-height counter. Enjoy your culinary creations in the spacious dining area, and on cooler evenings, unwind by the gas fireplace in the large living room that is perfect for entertaining. The primary bedroom offers a relaxing retreat with a generous walk-in closet, while the second bedroom is ideal for roommates, family, or a home office. Additional features include in-suite laundry, a beautifully updated 3-piece bathroom, and A LARGE storage locker that is seldom seen in condos. Enjoy the underground parking and bike storage in this pet-friendly, well-managed complex, with easy access to downtown and Deerfoot Trail. Plus, you're just a short walk from the fantastic 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





