



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**707 4 Street #213, Calgary T2E 3S7**

MLS® #: **A2154983**

Area: **Renfrew**

Listing Date: **08/09/24**

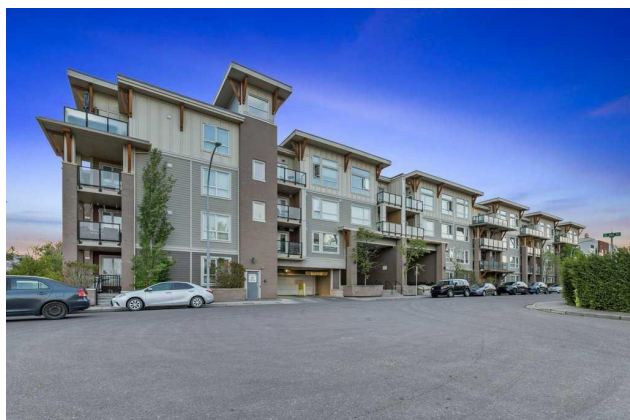
List Price: **\$321,500**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2013**

Finished Floor Area

Abv Sqft: **590**  
Low Sqft:  
Ttl Sqft: **590**

DOM

**40**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Courtyard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garburator,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`9" x 8`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 11`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 8`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`0" x 15`5"</b>
<b>Storage</b>	<b>Main</b>	<b>9`1" x 3`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$336**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **1310563**

Remarks

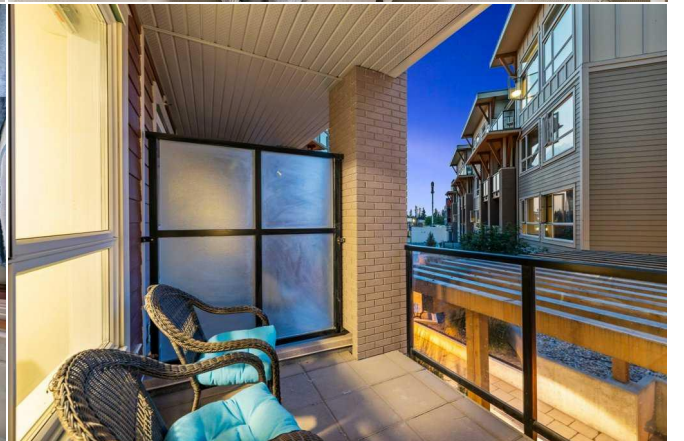
Pub Rmks: **This stylishly trendy 1 bed, 1 bath condo located in Renfrew, has it all! The spacious, open concept floor plan has plenty of upgrades including quartz countertops, penny tile backsplash, huge island with seating, undermount lighting, stainless appliances with a gas cooktop! Large living room with lots of natural light, 4pc bath with in unit laundry! Walk in storage room is an added bonus. Your balcony overlooks the courtyard and has a gas line for your bbq. This unit comes with one titled, underground parking stall, with additional storage also located in the parking garage. This building contains several amenities, such as a main floor gym, dog wash, car wash and a bike room! Located near plenty of restaurants, shops, walking paths, transit and downtown! Book your private showing today!**

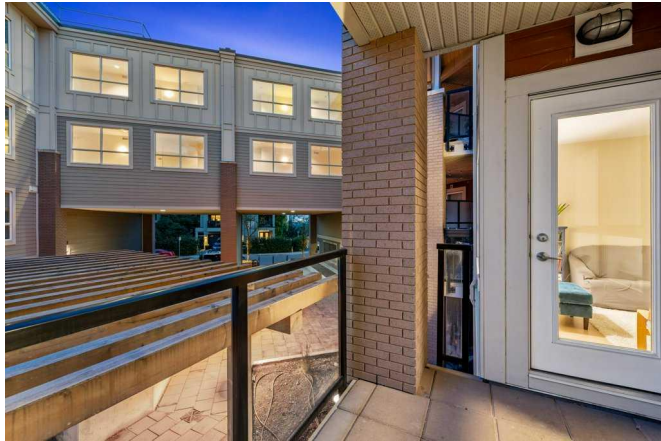
Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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



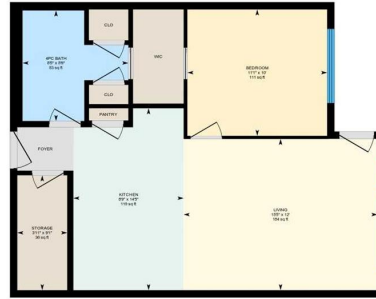






213-707 4 St NE, Calgary, AB

Main Floor Exterior Area 651.11 sq ft



PREPARED: 2024/08/09



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.