



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**707 4 Street #201, Calgary T2E 3S7**

MLS®#: **A2161416**

Area: **Renfrew**

Listing Date: **10/18/24**

List Price: **\$379,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **751**

Low Sqft:

Ttl Sqft: **751**

DOM

**34**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

Sewer: **Balcony, BBQ gas line**

Construction: **Brick, Cement Fiber Board, Concrete, Wood Frame**

Flooring: **Carpet, Ceramic Tile, Laminate**

Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Breakfast Bar, Ceiling Fan(s), Chandelier, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`6" x 10`4"
3pc Ensuite bath	Main	7`11" x 5`0"
4pc Bathroom	Main	8`2" x 4`11"
Dining Room	Main	9`11" x 8`5"

Room	Level	Dimensions
Kitchen	Main	11`6" x 9`2"
Bedroom	Main	12`3" x 9`0"
Balcony	Main	8`10" x 7`1"
Bedroom - Primary	Main	10`4" x 10`5"

Walk-In Closet  
Laundry

Main  
Main

7`11" x 4`9"  
3`6" x 3`1"

Entrance

Main

7`0" x 4`11"

Legal/Tax/Financial

Condo Fee:  
**\$434**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**m-c2**

Legal Desc: **1310563**

Remarks

Pub Rmks: **Step into this stunning 2 bedroom and 2-bathroom corner-unit home and you will be greeted by a spacious kitchen with classic penny-round backsplash and quartz countertops, maple cupboards, stainless appliances including a built-in oven, and a countertop gas stove . A huge quartz peninsula has enough counter space to sit 3 people. Nine foot ceilings and large windows create an extra roomy feel. Windows blanket both the North and East sides of this unit The North - East patio has a gas hookup to take care of your BBQing needs. The master bedroom has a luxurious ensuite with a 3' x 8' glass shower and a walk-in closet. The second bedroom is more than generous with ample storage and a 2nd 4-piece bathroom is just off the entrance to the unit. Apartment style in-suite laundry facilities enable you to take care of all your laundry needs. This unit also has a storage locker and a tandem parking stall for 2 vehicles. This desirable condo complex features a pet-wash, a car wash, 2 gyms, a bike storage room, visitor parking and a beautiful courtyard. The condo has very reasonable condo fees. Conveniently located near restaurants and shopping and minutes to downtown. This condo has a perfect balance for size and lifestyle for the inner-city dweller. This is a pet friendly building. NOTE: The listing realtor has an interest in the property**

Inclusions:  
Property Listed By: **ceiling fan  
TREC The Real Estate Company**

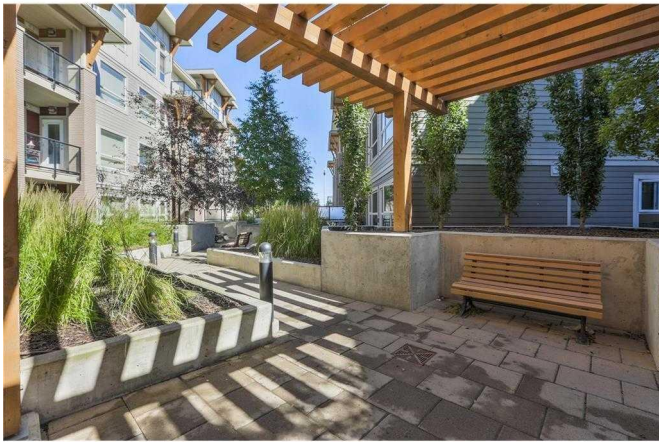
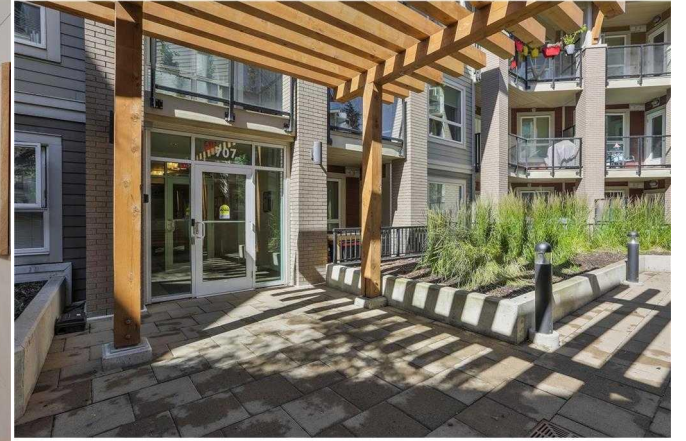
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

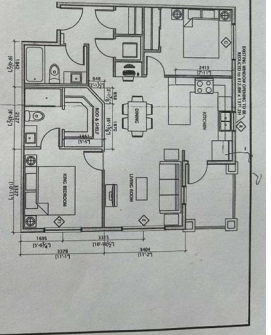












**NORR**

**PROJECT:** NEXT-GEN DEVELOPMENTS  
**DATE:** 10/20/2024  
**SCALE:** 1/8" = 1'-0"

10/20/24	10/20/24
10/20/24	10/20/24

