

805 4 Street #102, Calgary T2E 3S9

MLS® #: **A2164907** Area: **Renfrew** Listing Date: **09/11/24** List Price: **\$274,900**
 Status: **Pending** County: **Calgary** Change: **-\$5k, 21-Nov** 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:

Parkade,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **606**
 Low Sqft:
 Ttl Sqft: **606**

DOM

83
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Mixed,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`7" x 10`2"	Living Room	Main	10`5" x 10`9"
4pc Bathroom	Main	8`9" x 4`11"	Kitchen	Main	11`7" x 12`0"
Foyer	Main	10`10" x 4`8"	Dining Room	Main	7`10" x 12`0"

Legal/Tax/Financial

Condo Fee: **\$470** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Monthly

Legal Desc: 1111841

Remarks

Pub Rmks: Experience the best of urban living with this charming main-floor unit, perfectly positioned between Bridgeland and Edmonton Trail in the desirable Renfrew community of Calgary. This bright and airy 1-bedroom, 1-bathroom gem boasts a Southeast-facing exposure, flooding the space with natural light through large windows. Freshly painted, professionally cleaned, and featuring new window coverings, an open floor plan, and a great kitchen, it's move-in ready! Enjoy the perks of a private street-level entrance & patio, making it easy to welcome guests, bring in groceries, or walk your furry friend. Plus, you have your own underground parking stall. Renfrew and Bridgeland offer a dynamic, walkable lifestyle with trendy cafes, boutique shops, and acclaimed restaurants, all within a welcoming community with easy access to parks and downtown. Whether you're looking to make this your new home or capitalize on its rental potential, this unit is a rare find that promises strong returns. Don't miss your chance to own or invest in this remarkable property!

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





