



THE
A-TEAM

**RE/MAX
FIRST**

707 4 Street #406, Calgary T2E 3S7

MLS® #: **A2176276**

Area: **Renfrew**

Listing Date: **11/05/24**

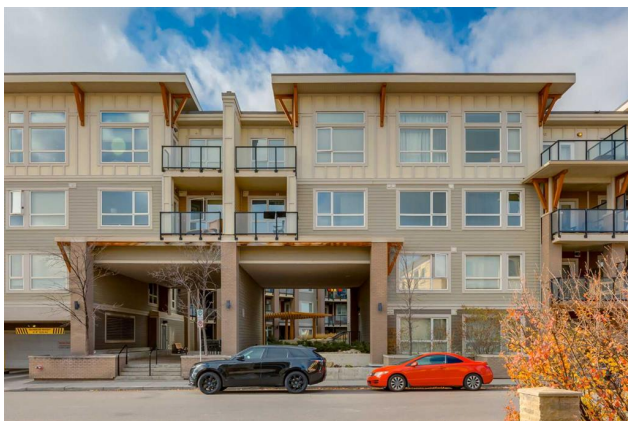
List Price: **\$324,900**

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:

Finished Floor Area

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

DOM

78

Layout

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

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Secured, Titled, Underground

Utilities and Features

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

Construction: **Brick, Composite Siding, Wood Frame**
Flooring: **Laminate, Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**
Utilities: **Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	15`0" x 11`10"	Kitchen	Main	9`2" x 9`0"
Bedroom - Primary	Main	10`11" x 9`10"	Foyer	Main	4`5" x 3`4"
Laundry	Main	2`11" x 2`5"	Storage	Main	9`1" x 3`11"
4pc Bathroom	Main	8`7" x 4`10"			

Legal/Tax/Financial

Condo Fee:
\$336

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1310563**

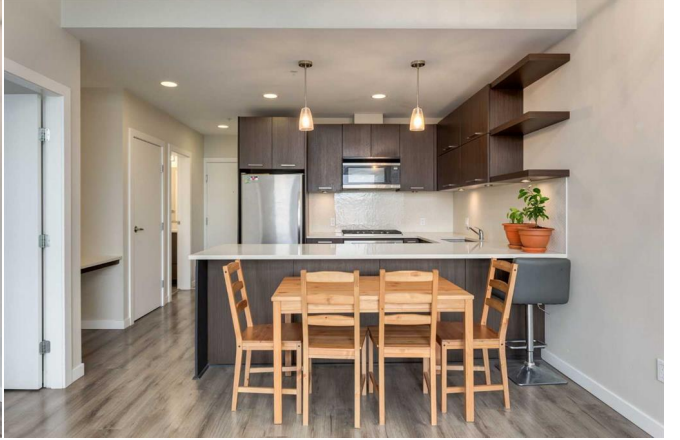
Remarks

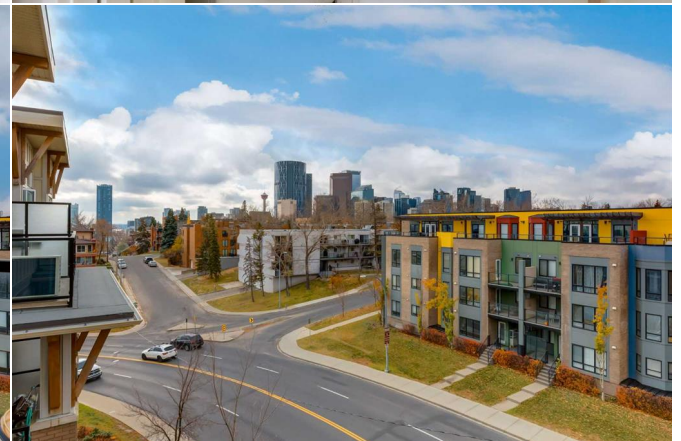
Pub Rmks: **Enjoy incredible city views with sunny southwest exposure in the highly sought-after NEXT Condominium. This top-floor, 1-bedroom, 1-bathroom unit provides close to 600 square feet of living space with 13-foot ceilings in the living area and ample windows, allowing for abundant natural light throughout the day. The open-concept layout includes quartz countertops, stainless steel appliances, a gas cooktop, and a large island overlooking the living room, designed for efficient use of space and easy entertaining. The master bedroom features a 4-piece ensuite, a walk-through closet, and in-suite laundry. Additional features include a gas line for a barbecue, a chandelier in the dining area and master bedroom, a cozy den suitable for an office, in-unit storage, an assigned storage locker, and titled parking. NEXT offers a range of amenities, including a fitness center, underground visitor parking, bike storage, car and pet wash, a sheltered courtyard, and a garden area. This pet-friendly complex (with approval) is located just steps from Bridgeland's amenities, including restaurants, cafes, bars, and shopping, and is minutes from the downtown core. Please click the Virtual Tours for more details!**

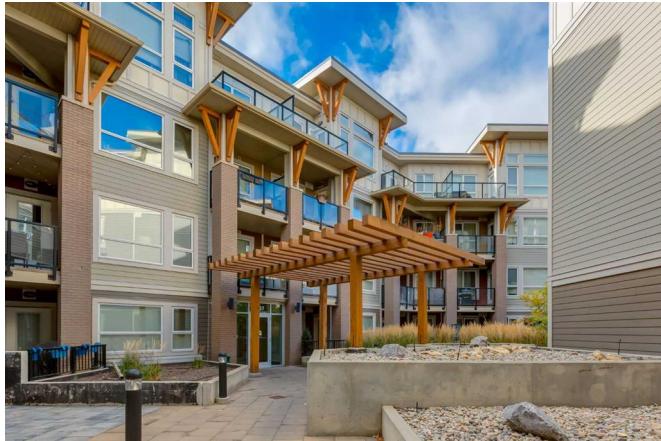
Inclusions:
Property Listed By: **N/A**
CIR Realty

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









406, 707 4 STREET NE
 406, 707 4 STREET NE, CALGARY, AB
 MAIN LEVEL (A2) - 590.34 Sq Ft / 54.84 m²
 TOTAL ABOVE GRADE RMS SIZE - 590.34 Sq Ft / 54.84 m²



Dimensions, fixtures and furniture are for illustrative marketing purposes only