



THE
A-TEAM

**RE/MAX
FIRST**

707 4 Street #201, Calgary T2E 3S7

MLS® #: **A2179627**

Area: **Renfrew**

Listing Date: **01/12/25**

List Price: **\$379,900**

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: **751**
Low Sqft:
Ttl Sqft: **751**

DOM

93

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Low-Rise**
(1-4)

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **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	Room	Level	Dimensions
Living Room	Main	34`5" x 33`11"	Kitchen	Main	37`9" x 30`1"
3pc Ensuite bath	Main	26`0" x 16`5"	Bedroom	Main	40`2" x 29`6"
4pc Bathroom	Main	26`10" x 16`2"	Balcony	Main	29`0" x 23`3"
Dining Room	Main	32`7" x 27`8"	Bedroom - Primary	Main	33`11" x 34`2"

Walk-In Closet Laundry	Main Main	26`0" x 15`7" 11`6" x 10`1"	Entrance	Main	23`0" x 16`2"
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 greeting 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 feet 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 ba4bequing 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 2'nd 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 condo is listed below the 2025 City Tax assessment.				
Inclusions:	nil				
Property Listed By:	TREC The Real Estate Company				

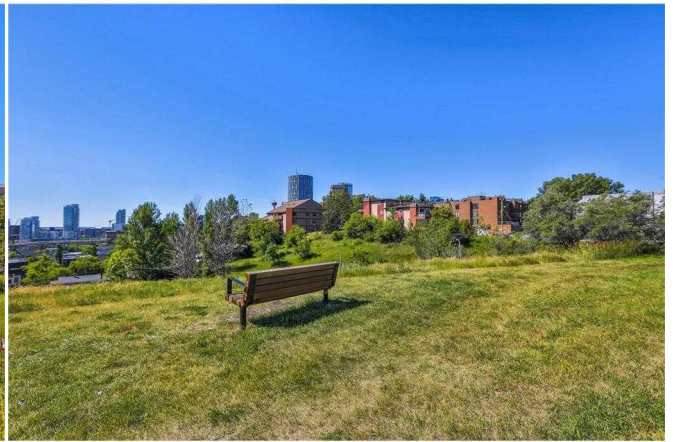
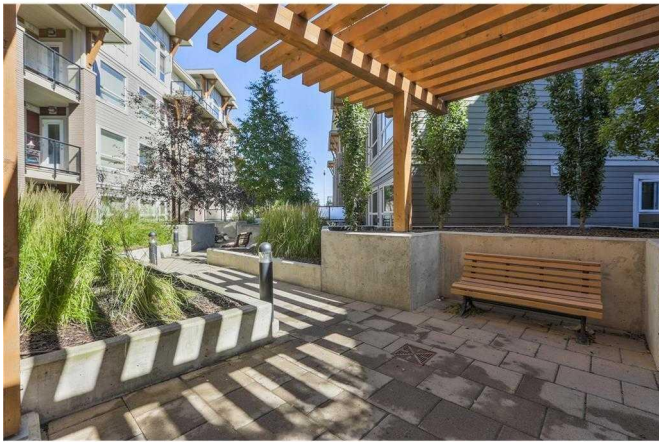
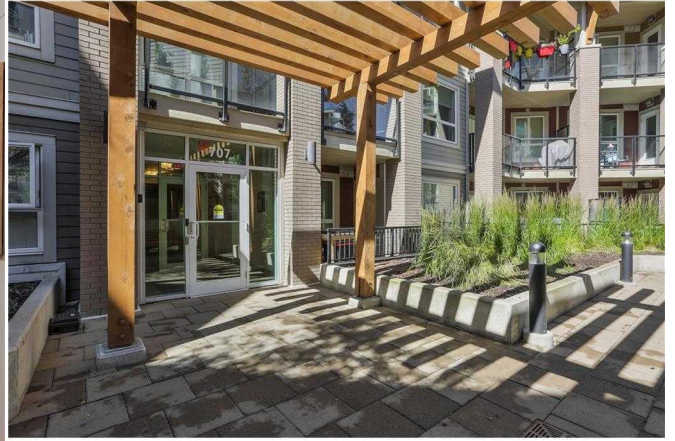
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

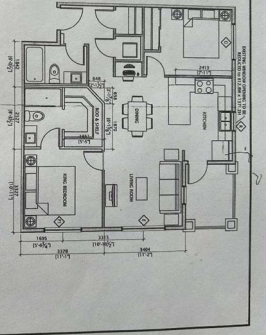












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PROJECT: 1234 Main Street
DATE: 12/15/2023
DRAWN BY: J. Doe
CHECKED BY: A. Smith
SCALE: 1/8" = 1'-0"

Room	Area (sq. ft.)	Notes
Office	100	10'0" x 10'0"
Meeting Room	200	20'0" x 10'0"
Restroom	50	5'0" x 10'0"
Reception	100	10'0" x 10'0"
Storage	50	5'0" x 10'0"