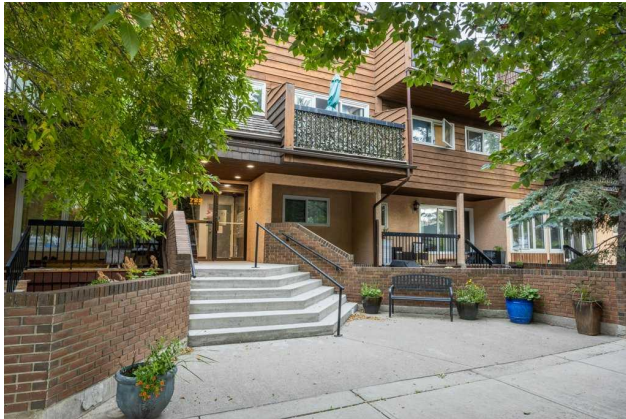


722 4A Street #4, Calgary T2E 3W2

MLS® #: **A2182428** Area: **Renfrew** Listing Date: **12/05/24** List Price: **\$285,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1979**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,063**
 Low Sqft:
 Ttl Sqft: **1,063**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

Construction: **Stucco, Vinyl Siding, Wood Frame**
 Flooring: **Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`0" x 14`8"	Living Room	Main	18`7" x 11`10"
Bedroom - Primary	Main	12`8" x 16`11"	Bedroom	Main	9`4" x 10`11"
Dining Room	Main	11`1" x 5`9"	4pc Bathroom	Main	6`7" x 7`9"

Legal/Tax/Financial

Condo Fee: **\$610** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Monthly

Legal Desc: 8110568

Remarks

Pub Rmks: ****Investor's Opportunity**.** Welcome to your new home in the heart of Renfrew! This spacious 2-bedroom, ground-floor unit boasts a large WEST facing COURTYARD finished with ARTIFICIAL TURF which is maintaince free and facing the street with a beautiful pine tree at the front, ideal for enjoying summer days and cozy evenings comes with an assigned PARKING and a caged storage UNIT. The bright and airy living room, complete with a fireplace, opens up to a separate dining area and a well-sized kitchen, offering the perfect layout for comfortable living. The primary bedroom is the biggest PRIMARY bedroom in the whole building can easily accomodate a KING SIZE bed and other suite items comes with an additional shelving storage. This well-maintained building, with only 15 units, is primarily home to long-term owners, creating a warm and welcoming community. Don't miss out on the chance to own this exceptional property. Schedule a viewing today!

Inclusions: N/A
Property Listed By: PREP Realty

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

