



THE
A-TEAM

**RE/MAX
FIRST**

712 4 Street #20, Calgary T2E 3R5

MLS® #: **A2185939** Area: **Renfrew** Listing Date: **01/09/25** List Price: **\$284,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **862**
 Low Sqft:
 Ttl Sqft: **862**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	3`3" x 4`6"	Bedroom	Main	9`11" x 10`8"
4pc Bathroom	Main	9`9" x 5`0"	Bedroom - Primary	Main	13`5" x 9`8"
Kitchen	Main	7`10" x 9`7"	Dining Room	Main	7`5" x 9`6"
Living Room	Main	17`1" x 16`11"	Balcony	Main	10`10" x 5`1"

Legal/Tax/Financial

Condo Fee: **\$730** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **0212880**

Remarks

Pub Rmks: **Experience the perfect combination of style, convenience, and value in this beautifully appointed 2-bedroom, 1-bathroom condo located in the highly sought-after inner-city neighbourhood of Renfrew. Just a short stroll from downtown, this home offers a stylish interior and the luxury of secure, heated underground parking. Entering through the west gate, you'll be greeted by a secure central courtyard that feels more like a vacation retreat than a typical condo. Step into your private entryway, where timeless maple hardwood floors and freshly painted light-coloured walls set the tone. The entire unit shines with modern updates, including new pendant lighting, LED pot lights, and a well-appointed kitchen complete with a breakfast bar. The dining and living area opens up to an east-facing deck, offering sweeping views of the city—a perfect spot for morning coffee or evening relaxation. On the opposite side of the unit, you'll find two spacious bedrooms and a 4-piece bathroom. Additional conveniences include an in-unit stacked washer and dryer, and an underground assigned parking stall complete with a storage locker for your extra items. This remarkable condo is surrounded by a wealth of dining, shopping, and green spaces, making it the ideal location for urban living. Don't miss your chance—schedule a showing today before this opportunity slips away!**

Inclusions:
Property Listed By: **none**
Veritas Realty

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









