

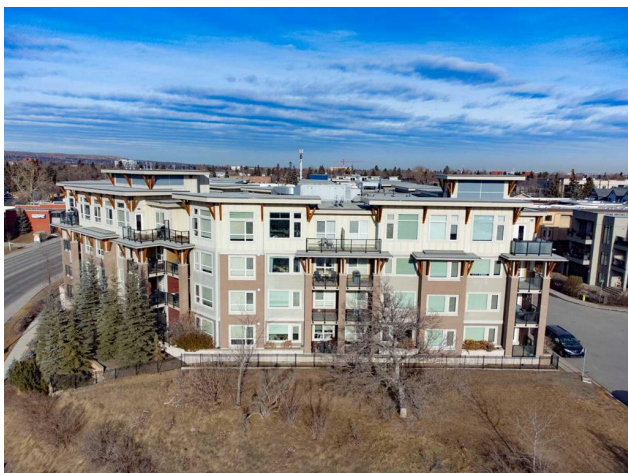


THE
A-TEAM

**RE/MAX
FIRST**

707 4 Street #122, Calgary T4C 3S7

MLS® #: **A2190707** Area: **Renfrew** Listing Date: **01/29/25** List Price: **\$309,900**
 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: **580**
 Low Sqft:
 Ttl Sqft: **580**

DOM

3
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:

Views

Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Composite Siding,Stone,Wood Frame,Wood Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Low Flow Plumbing Fixtures,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`11" x 9`10"	4pc Bathroom	Main	8`7" x 8`4"
Kitchen	Main	14`3" x 8`7"	Living Room	Main	15`5" x 11`10"

Legal/Tax/Financial

Condo Fee:
\$336

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1310563**

Remarks

Pub Rmks: **Experience urban living at its finest in this pet-friendly 1-bedroom, 1-bathroom condo perched on the ridge in Renfrew, offering downtown city views and backing onto a green space. This bright and well-maintained unit features an open-concept layout with abundant south-facing natural light, perfect for both relaxing and entertaining. The modern kitchen boasts quartz countertops, sleek stainless steel gas appliances, and ample storage, while the spacious bedroom provides a tranquil retreat with large windows and generous closet space. A stylish 4-piece bathroom and in-suite laundry with extra storage add to the convenience. Step onto the private balcony, complete with a gas line for outdoor grilling, and take in the stunning views. This secure building offers heated underground parking, a separate storage locker, fully-equipped fitness centre, plus a car wash and dog wash station—ideal for pet owners who will love the easy ground-level access. Just minutes from trendy restaurants, nightlife, shopping, and public transit, this exceptionally well-managed condo is the perfect blend of comfort and convenience**

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

