



THE
A-TEAM

**RE/MAX
FIRST**

707 4 Street #316, Calgary T2E 3S7

MLS® #: **A2199403**

Area: **Renfrew**

Listing Date: **03/05/25**

List Price: **\$539,900**

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: **1,059**
Low Sqft:
Ttl Sqft: **1,059**

DOM

8

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Access:

Lot Feat:

Park Feat:

Parkade,Side By Side,Underground

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Brick,Composite Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Convection Oven,Dishwasher,Dryer,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Breakfast Bar,Quartz Counters,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 15`6"
Kitchen	Main	14`7" x 10`11"
Bedroom	Main	15`11" x 9`0"
3pc Ensuite bath	Main	

Room	Level	Dimensions
Dining Room	Main	14`7" x 10`0"
Bedroom - Primary	Main	12`11" x 10`11"
Den	Main	11`4" x 8`10"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:

\$596

Title:

Fee Simple

Zoning:

M-C2

Fee Freq:
Monthly

Legal Desc: **1310563**

Remarks

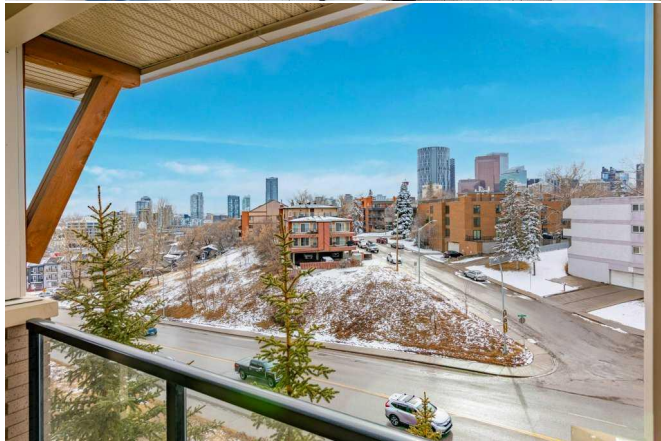
Pub Rmks: **Welcome to The Next - one of the largest floor plans in the building is on the market for the first time from the original owners! This third-floor, 2-bedroom + large den, 2-bathroom unit offers stunning downtown views and a spacious, open-concept layout perfect for modern living. Featuring luxury vinyl plank flooring, newer carpet, and an updated stackable washer and dryer, this well-maintained home is move-in ready. The U-shaped kitchen is designed for entertaining, complete with stainless steel appliances, a gas range, quartz countertops, ample cabinetry, and a stylish modern backsplash. The kitchen flows seamlessly into the expansive dining area, which easily accommodates a large table—a rare find in condo living. The spacious great room features large windows, allowing for an abundance of natural light, and opens to your sunny south-facing balcony equipped with a gas BBQ line. From here, you'll enjoy breathtaking downtown views and a front-row seat to the Stampede fireworks. The primary bedroom easily fits a king-sized bed and features a large walk-through closet leading to a 3-piece ensuite with quartz countertops and elegant tile finishes, while the second bedroom is also generously sized. A standout feature of this unit is the massive den with a closet, offering versatility as a third bedroom, home office, or personal gym. Additional highlights include two titled, side-by-side underground parking stalls, a separate storage locker, two on-site gyms, a car wash, visitor parking, and bike storage. The exterior of the building boasts fantastic curb appeal, featuring Hardie board siding and beautiful stone accents. This pet-friendly building allows up to two pets with no size restrictions on dogs. Located in the heart of Bridgeland/Renfrew, you're just steps from trendy shops, cafes, restaurants, the river pathway system, East Village, and a quick walk into downtown. Don't miss this incredible opportunity—book your showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

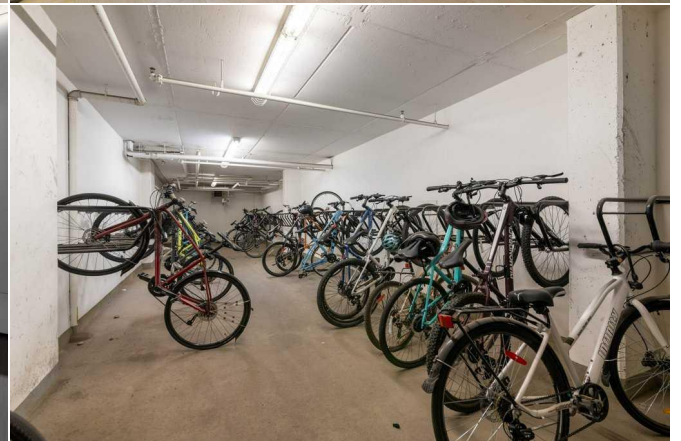
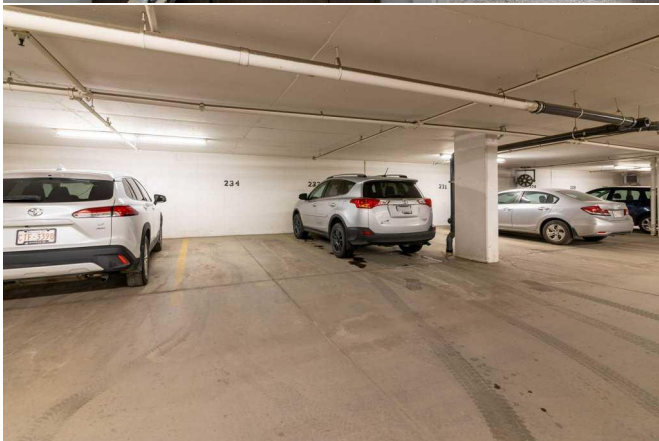
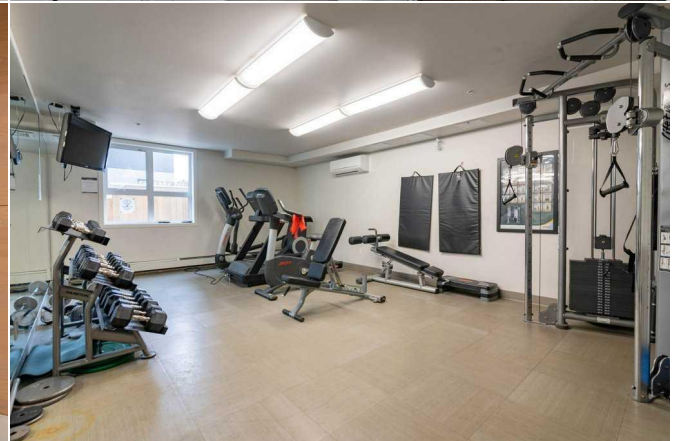
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

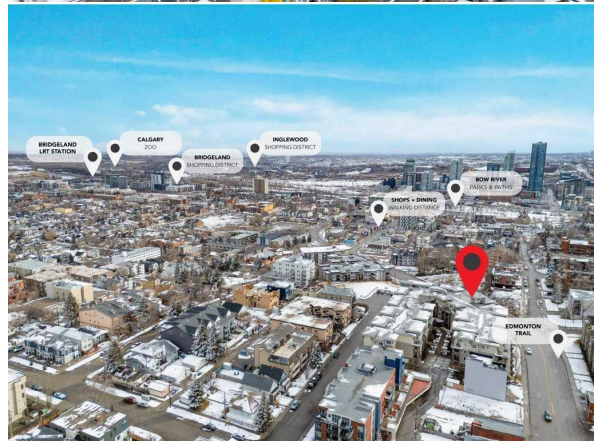
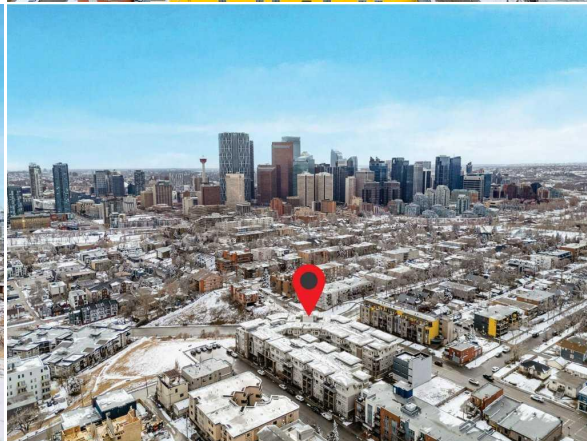
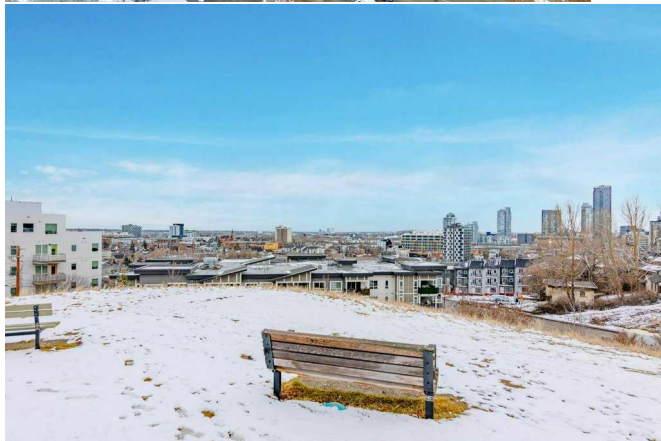












316-707 4 St NE, Calgary, AB

Main Floor

Exterior Area 1136.91 sq ft

Interior Area 1059.23 sq ft



PREPARED: 20200304

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.